

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 12 NOVEMBER 2015  
title: PLANNING APPLICATIONS  
submitted by: DIRECTOR OF COMMUNITY SERVICES

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

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



3/2014/0956 Fairclough House, Loud Bridge, Chipping

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PARISH COUNCIL:

No observations received.

ENVIRONMENT  
DIRECTORATE  
(COUNTY SURVEYOR):

Following consultation with Lancashire Constabulary they no longer revert to their original recommendation which is one of approval whereas previously they objected to the development. On the basis of their revised consultation have no objections on highway grounds subject to conditions relating to the following:

1. The limitation of the number of vehicles to 9.
2. All vehicles must leave and enter the site in a forward gear.
3. Condition preventing any right turn from Loud Bridge Road.
4. Condition relating to the parking layout shown on plan received 17 April 2015.

Awaiting formal response based on amended plans but has requested a new plan showing swept path analysis

ADDITIONAL  
REPRESENTATIONS:

6 letters of objection have been received which raise the following concerns:

1. Highway issues – in particular the nature of the local highway makes it unsafe for the use of large vehicles due to the quiet lanes and narrow width and poor visibility at various junction points.
2. Noise pollution – concern over the equipment used in relation to repair and maintenance of coaches.
3. The environmental impact on the Area of Outstanding Natural Beauty due to the storage of vehicles in the open landscape.
4. Noise as a result from the activities of the coaches and the traffic movements.
5. Letter of objection or in support of the constituents has been submitted by Nigel Evans MP as whether the 6 letters of objection.

There has been one letter of support which makes reference to the fact that the business has always operated in a courteous way and respected local residents from its existing business premises. Two letters which do not object to the principle of the proposal but do have concerns that the additional vehicular movements may further damage the highway network, in particular the deterioration of the road condition.

Following revised plans and renotification no new issues.

## **Proposal**

This application seeks detailed consent for a change of use of a builder's yard to a coach depot business and includes alterations to the build of the façade with new entrance doorways.

## **Site Location**

The proposal is located within the Area of Outstanding Natural Beauty and on the outskirts of Chipping known as Loud Bridge. The site is a former builders yard and has dwellings located on two sides of the boundary and open countryside at the rear. The site accessed via Chipping Lane.

## **Relevant History**

3/2996/0672 - Extension of existing workshop and relocation of oil tanks – approved with conditions.

## **Relevant Policies**

### **Ribble Valley Core Strategy**

Key Statement DS1 – Settlement Strategy.

Key Statement DS2 – Presumption in favour of Sustainable Development.

Key Statement EN2 – Landscape.

Policy DMG1 – General Considerations.

Policy DMG3 – Transport and Mobility.

Policy DME2 – Landscape Protection.

Policy DME1 – supporting Business Growth and Local Economy.

## **Environmental, AONB, Human Rights and Other Issues**

Members will be aware that this application was taken off the October agenda in order to renotify following a revised plan due to ownership issues.

## **Principle**

The planning policy context for this application is set out at National Planning Policy Framework and at local level by the Core Strategy. The Core Strategy which is the adopted Core Strategy is now the starting point for decision-making within the borough which sets out the vision for the borough and how sustainable development will be developed. This not only relates to housing but employment and other uses.

The overall development of the Strategy is set out in Key Statement DS2 which aims to promote development in most suitable locations in the borough. It is clear that the site is not located in what can be regarded as a sustainable location but regard needs to be given to the existing consent and in this instance the local and personal circumstances.

## **Highway Safety and Accessibility**

On matters of highways and accessibility, it is now clear that Lancashire County Council are satisfied that subject to the imposition of appropriate conditions limiting the number of vehicles operating from the site and appropriate manoeuvring space within the site they have no

objection. I note the concerns of the local residents and accept that if this was a greenfield site it would not be regarded as a sustainable location but having regard to the authorised use it would be difficult to resist.

### Landscape, Tree and Visual Impact

Although the site is located in Forest of Bowland Area of Outstanding Natural Beauty and no observation have been received from the AONB Officer I have assessed the landscape impact. As it seeks to utilise the existing building the main visual impact relates to the external parking of coaches on the existing concrete compound area which was used as part storage for the previous business. The applicant has submitted revised details showing additional planting which would reduce the impact when viewed from the open countryside. The existing buildings and neighbouring dwellings at Loud Bridge effectively screen most of the development from long distant view. On that basis I am satisfied with the visual impact.

### Residential Amenity

In terms of residential amenity it is important to have particular regard to the noise impact caused by the proposal in relation to both the operation of the activities on the site and the associated traffic movements. There may also be issues relating to the impact of light spillage. The scheme itself would result in additional and a different type of trip generation to the existing use but on the basis of the agreed revised hours of operation and in consultation with the Councils EHO and the submitted noise and acoustic report I am satisfied that it would not adversely affect adjoining residential amenities.

The noise report submitted with the original application concluded that there may be some adverse impact but this was based on the activities including coaches returning late at night. I am satisfied that the revised condition will reduce any impact to an acceptable level.

### Lighting

In order to minimise light pollution I consider it would be necessary to impose a planning condition requiring details of external lighting. However, it should be noted that there is a degree of lighting from the existing building and adjoining residents and I am of the opinion that any impact would not be unduly significant.

### Conclusion

I recognise that the development would result in additional traffic movements in a rural location and would have some impact on adjacent residential amenities but on the basis of the recommended conditions and limited visual impact consider a recommendation of approval to be acceptable.

**RECOMMENDATION:** That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on drawing no. 334/201 Proposed Elevations, Landscape and Layout Plan 334/205 received on 26/10/15, Revised site plan 334/502 received 14/10/15 and Sightline plan 334/206 received on 26/10/15.

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

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

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

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

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

5. The number of vehicles operated from the premises shall not exceed 9 as stated in the application. Any increase in the number of vehicles operating from the site shall be the subject of a new planning application.

REASON: To limit the number of vehicles operating from the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

6. This scheme shall relate to swept path analysis submitted on the 26/10/15 and all vehicles visiting the site shall enter and leave in a forward gear.

REASON: In the interest of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

7. Unless otherwise agreed in writing by the Local Planning Authority, in consultation with the highway Authority, all commercial vehicles shall enter the site by turning right from Loud Bridge Road and leave by turning left onto Loud Bridge Road

REASON: .To ensure that the commercial traffic generated by the development utilises the most appropriate route to the Classified road network in the interest of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

8. The parking shall be in accordance with the parking layout shown on the Parking Area Plan Amendment B submitted 17<sup>th</sup> April 2015.

REASON: In the interest of highway safety and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

9. Prior to commencement of development precise details of a vehicle washing area and management of a vehicle washing area shall be submitted to and approved in writing by the Local Planning Authority.

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

10. The hours of operation shall be restricted to 0730 – 18.30 Monday to Friday and 1000-1600 on Saturday with no working outside these hours.

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

11. This permission and the use of the building shall inure for the benefit of Bretherton Coaches only in connection with its use as a coach business, and not for the benefit of the land nor any other person or persons whether or not have an interest in the land and shall be in accordance with the revised Management Plan received and dated 01/10/15.

REASON: Permission would not have been given for the proposed development but for the personal circumstances applying in this case, as the development would otherwise be contrary to Key Statement DS2 – Presumption in favour of Sustainable Development and Key Statement EN2 – Landscape.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order) any future extension or buildings shall not be carried out without the formal written consent of the Local Planning Authority.

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

13. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

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

14. Prior to commencement of development precise details of any lighting, including details of the location and height of columns, wall-mounted lighting units, bollards and ground lighting,

and the intensity of illumination, shall have been submitted to and approved in writing by the local planning authority.

REASON: In the interest of protecting residential amenity and visual amenity and in accordance with Policies DMG1 and DME2 – Landscape Protection of the Ribble Valley Core Strategy (Adoption Version).

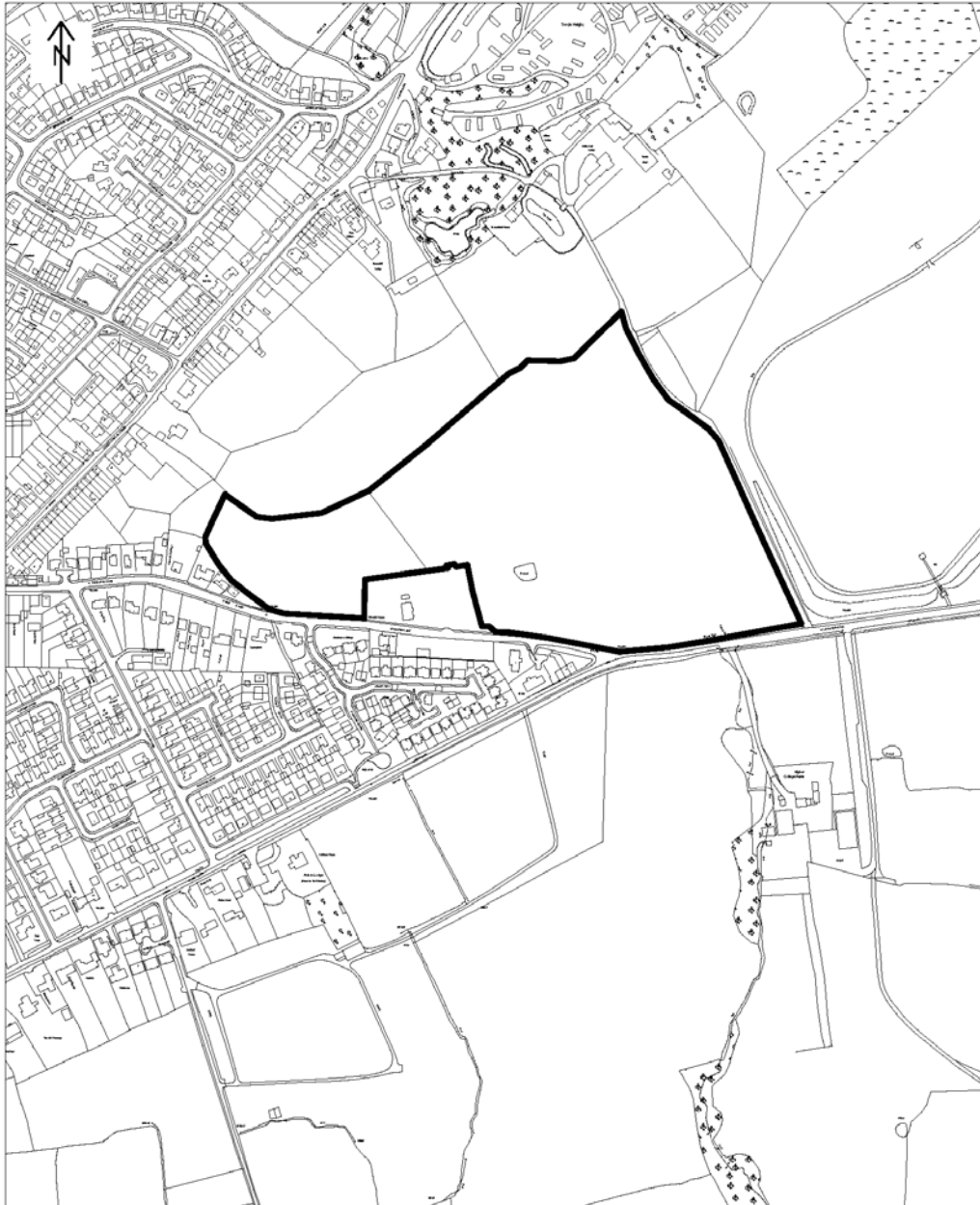
#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0296](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0296)

APPLICATION NO: 3/2015/0688/P

(GRID REF: SD 361301 437386)

APPLICATION FOR DETAILED APPROVAL FOR APPEARANCE, LANDSCAPE, LAYOUT AND SCALE (RESERVED MATTERS FOLLOWING OUTLINE PLANNING PERMISSION 3/2015/0065 FOR UP TO 195 DWELLINGS WITH ACCESS FROM DILWORTH LANE) AT LAND TO NORTH OF DILWORTH LANE, LONGRIDGE PR3 3ST



3/2015/0688 Land to the north of Dilworth Lane, Longridge.

Scale 1:5000

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TOWN COUNCIL:	<p>Longridge Town Council have objected on the following grounds:</p> <p>The report submitted with the application which relates to flooding only deals with site drainage and doesn't include dealing with getting water away from the site.</p> <p>The Town Council is extremely disappointed that the sheltered housing element of the development at the West of the site will be done in the final stage of the development.</p> <p>The Town Council would like to point out that there has been flooding there for years and at the moment the drains are blocked. LTC are also disappointed at the lack of commitment from the relevant authorities to sort out the existing flooding prior to any development taking place.</p>
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	LCC Highways final observations are currently awaited and these will be reported verbally. At present no objection has been indicated and the layout/access points have been amended in line with comments made by the Highways Officer.
LCC ARCHAEOLOGY	LCC Archaeology have no objection to the proposal.
UNITED UTILITIES	No response received.
LEAD LOCAL FLOOD AUTHORITY	No response received.
NATURAL ENGLAND:	No comments in respect of the application.
PRESTON CITY COUNCIL	No objection to the proposal.
ADDITIONAL REPRESENTATIONS:	<p>11 letters of representation have been received objecting on the following grounds:</p> <ul style="list-style-type: none"> <li>• No justification or the development.</li> <li>• Drawings are unclear.</li> <li>• Loss of privacy.</li> <li>• Insufficient landscaping.</li> <li>• Loss of view.</li> <li>• The proposed dwellings and materials are not in keeping.</li> <li>• Poor location of access.</li> <li>• Impacts upon highways.</li> <li>• No details of light pollution have been provided in respect of the application.</li> <li>• Noise impacts.</li> <li>• Drainage issues.</li> <li>• Increased risk of flooding.</li> </ul>

## **Proposal**

The application seeks reserved matters consent (Appearance, landscaping, layout, scale) for the erection of 195 residential dwellings including associated infrastructure, open space provision and landscaping pursuant to outline consent 3/2015/0065 (Approved 31<sup>st</sup> March 2015).

The reserved matters details propose the erection of 195 dwelling as follows:

- 13 x 5 Bedroom dwellings (Open market)
- 89 x 4 Bedroom dwellings (Open market)
- 57 x 3 Bedroom dwellings (Open Market)
- 10 x 2 Bedroom dwellings (Open Market)
- 8 x 3 Bedroom dwellings (Affordable)
- 10 x 2 Bedroom dwellings (Affordable bungalows)
- 8 x 2 Bedroom dwellings (Affordable)

## **Site Location**

The site comprises of a broadly triangular parcel of land measuring 10.02 hectares to the north of Dilworth Lane in Longridge. Spade Mill reservoirs lie to the east of the site and the rear gardens of three dwellings on the northern side of Dilworth Lane adjoin the western boundary of the site, the closest of which is a recently constructed three storey dwelling.

An area of open land adjoins the northern boundary of the site, beyond which are the rear gardens of properties to the south of Higher Road. Dilworth House is a detached two storey dwelling also to the north of Dilworth Lane and the application site comprises of the land around the curtilage of this property. Dilworth House is considered to be a non-designated heritage asset.

Bridleway No.35 runs along the eastern boundary of the site on Tan Yard Lane. Footpath No.36 adjoins this bridleway to the north leading to Higher Road and footpath No's 29 and 33 lead east towards Beacon Fell View holiday-park. Dilworth Lane forms part of the Lancashire Cycleway.

## **Relevant History**

### **3/2015/0065**

Outline planning application for the development of up to no. 195 dwellings with all matters reserved, save for access from Dilworth Lane.  
(Approved with conditions)

### **3/2014/0517**

Outline planning application for the development of up to 220 dwellings with all matters reserved, save for means of access from Dilworth Lane/Blackburn Road.  
(Application refused)

## **Relevant Policies**

### Ribble Valley Core Strategy (Adopted Version)

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Presumption in Favour of Sustainable Development  
Key Statement EN2 – Landscape  
Key Statement EN3 – Sustainable Development and Climate Change  
Key Statement EN4 – Biodiversity and Geodiversity  
Key Statement EN5 – Heritage Assets  
Key Statement H1 – Housing Provision  
Key Statement H2 – Housing Balance  
Key Statement H3 – Affordable Housing  
Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services  
Key Statement DMI1 – Planning Obligations  
Key Statement DMI2 – Transport Considerations  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME2 – Landscape and Townscape Protection  
Policy DME3 – Site and Species Protection and Conservation  
Policy DME4 – Protecting Heritage Assets  
Policy DME5 – Renewable Energy  
Policy DME6 – Water Management  
Policy DMH1 – Affordable Housing Criteria  
Policy DMB4 – Open Space Provision  
Policy DMB5 – Footpaths and Bridleways

### Joint Lancashire Minerals and Waste Local Plan

Policy CS1 – Safeguarding Lancashire’s Mineral Resources  
Policy M2 – Mineral Safeguarding

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Technical Guidance to National Planning Policy Framework

## **Environmental, AONB, Human Rights and Other Issues**

Members will note that the principle of the development of the site for residential purposes has been established as acceptable through the granting of outline consent 3/2015/0065. It has therefore been established, in principle, that the proposal is considered to be in accordance with the Development Strategy for the Borough.

The proposal has been subject to extensive and detailed negotiation under the umbrella of a with further negotiation having been undertaken at pre-application stage and during the course of the application.

Given the current application seeks reserved matters consent pursuant to outline consent 3/2015/0065 the matters for assessment relate largely to technical and detailed matters, specifically the external appearance of the dwellings/streetscape, the proposed landscaping scheme, the layout of the proposed development, the scale of the dwellings proposed and any

impacts upon amenities of existing/future residents and the amenities of the area which are addressed in detail below.

### **Layout:**

The development will be served by a single point of vehicular access to the eastern extents of the site off Dilworth Lane with additional pedestrian access being proposed western extents of the site and to the east of Dilworth House.

The development is primarily served by a singular spine road that runs east to west through the centre of the site serving a number of cul-de-sac and private drives.

By virtue of the routes throughout the site the development will be broken into small parcels of development which will allow for a level of visual permeability which will be complimented and interspaced with substantial landscaping and numerous pedestrian/cycle routes.

The Local Planning Authority has engaged in positive, extensive and detailed negotiation during both the pre-application and application stage which has resulted in a number of significant improvements in terms of the overall layout, negotiations are on-going in relation to detailed design treatments of the proposed dwellings and it is envisaged such matters will be resolved and the outcome of the ongoing negotiations will be reported verbally.

### **Scale:**

The upper limits of the scale of development proposed has been restricted to two-storey with a number of single storey bungalows located to the western extents of the site to the east of numbers 30, 32 and 34 Dilworth Lane to minimise any impact upon residential amenities. I do not consider that the scale of the dwellings proposed will be of significant detriment to existing or future neighbouring occupiers.

### **Landscaping:**

The submitted landscaping details propose significant streetscape landscaping and tree planting to the north, east and southern boundaries. The extents of the landscaping proposed is in accordance with the proposed landscape framework as approved under the umbrella of the original outline consent (3/2015/0065) with the inclusion of significant woodland planting to the eastern boundary and a significant landscape buffer to the southern extents of the site fronting Dilworth Lane. A number of play areas are proposed within the site, linked by an extensive network of cycle-ways and footways that ensure the long term usability of the proposed on site public open space.

The extents of the proposed landscaping, particularly within the streetscape and on the aforementioned boundaries, will aid in the proposal responding to the site context, provide significant mitigation in respect of the visual impact of the development and aid in contributing to overall biodiversity enhancement.

### **Appearance:**

The design of the proposed dwellings is subject to on-going positive negotiations and design dialogue. It is considered that these matters will be satisfactorily resolved prior to the Planning and Development Committee meeting, the outcome of which will be reported verbally.

## **Conclusion**

I note the comments of Longridge Town Council in respect of drainage and flooding. Matters relating to foul and surface water drainage have been conditioned as part of the outline consent and these matters will be consulted upon by the statutory responsible bodies in respect of the technical specification and acceptability of the overall drainage strategies proposed.

A number of objectors have raised issues in respect of insufficient landscaping and that the design of the dwellings and overall layout are not in keeping with the character of the area. Detailed negotiation has been undertaken to ensure the inclusion of extensive areas of dedicated usable open space and significant landscape and buffer planting to the site boundaries and throughout the internal layout which will ensure the development contributes to ecological and biodiversity enhancement whilst ensuring the development contributes to the character and context of the immediate vicinity,

Having regard to the relationship between the proposed development and the immediate context, consider the scheme acceptable and do not consider that it would be of detriment to the amenities of existing or future occupiers or the visual amenities of the area.

Subject to appropriate conditions, the proposed development is therefore considered to be in accordance with the aims, objectives and requirements of the NPPF and the Council's recently adopted Core Strategy.

It is for the above reasons and having regard to all matters raised that I recommend accordingly

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. 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 Numbers TBC following receipt of revised 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 to the consent.

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces including, door/window surrounds and framing materials, fascia/barge boards and roofing/ridge materials including their colour and texture 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.

3. Notwithstanding the submitted details, prior to the commencement of the development, details of revised house type elevations and floorplans shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposed house types are appropriate to the character of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 of the proposed boundary treatments/fencing and walling 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.

5. Prior to the commencement of the development details of the design and position of the external meter boxes shall be submitted to and agreed in writing by the Local planning Authority, for the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

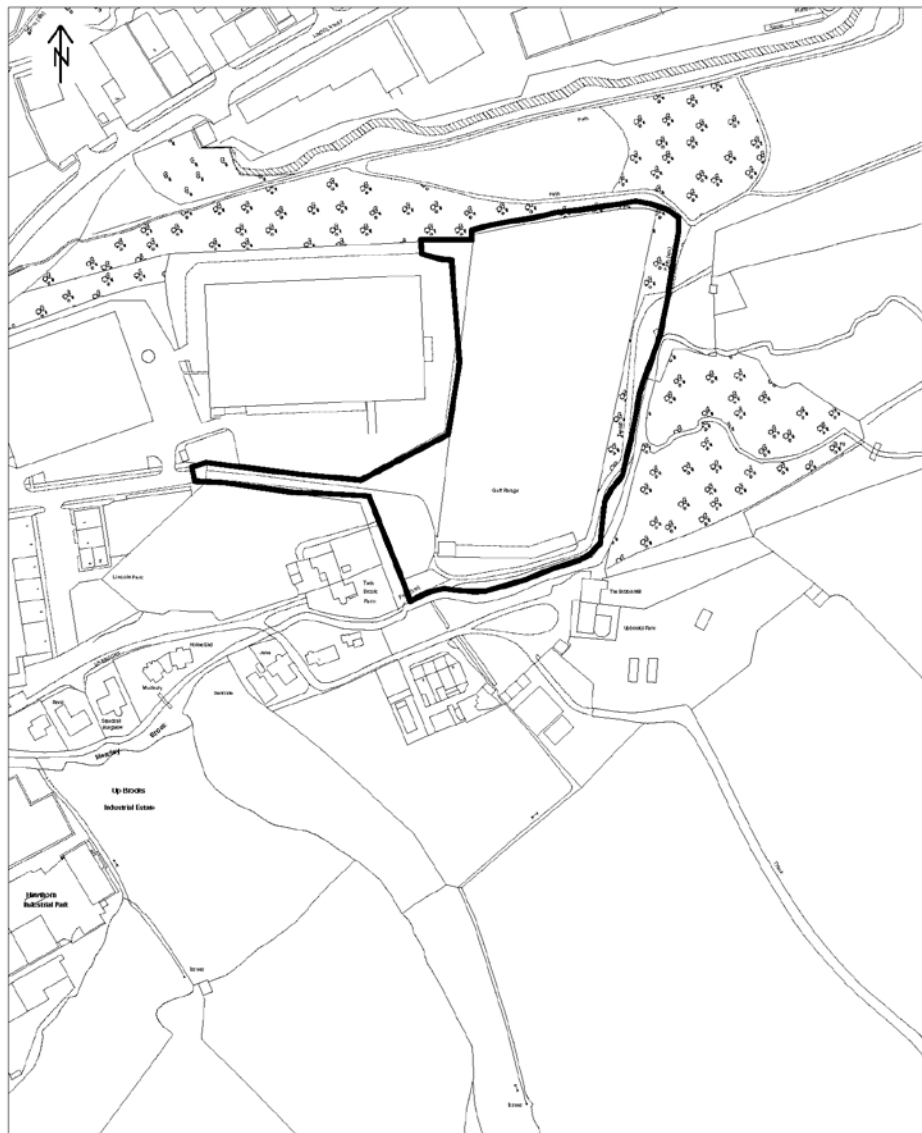
REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and results in acceptable standard of appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0296](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0296)

**D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED**

APPLICATION NO: 3/2015/0159/P (GRID REF: SD374170 441987)  
PROPOSED ERECTION OF INDUSTRIAL UNITS CLASSES B1 AND B2, LAYOUT OF ESTATE ROAD, PARKING AREAS AND ASSOCIATED LANDSCAPING AT FORMER GOLF DRIVING RANGE, UP BROOKS, LINCOLN WAY, CLITHEROE



3/2015/0159 Former Golf Driving Range, Upbrooks, Lincoln Way, Clitheroe.

Scale 1:2500

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TOWN COUNCIL:	No objections.
ENVIRONMENT DIRECTORATE (ARCHAEOLOGY):	Following initial consultation and receipt of an archaeological evaluation report I am now able to confirm that the site is of no further archaeological interest and are happy with the conclusions in the report submitted and undertaken by the Archaeological Services at Durham University; report dated May 2015.
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	<p>Initially requested further details in relation to a transport assessment and following receipt of an adequate transport statement from TGPC have no objections to the development subject to appropriate conditions which included in the main body of the report and also a contribution to the Lancashire County Council in relation to a highway travel plan which shall be in the region of £12,000. The conditions which are included as part of a recommendation incorporates the following:</p> <ul style="list-style-type: none"> <li>• Wheel washing facilities.</li> <li>• Adequate turning facilities to be made available within the site.</li> <li>• Requirement of a visibility splay.</li> <li>• Details of a car park and manoeuvring scheme.</li> <li>• Cycle provision from within the site.</li> <li>• Adequate parking facilities from within the site.</li> <li>• The scheme should be subject to a Section 278 Agreement in relation to off-site highway improvements.</li> <li>• Pre-commencement condition in relation to the Section 278 Agreement.</li> <li>• Details of a Travel Plan to be submitted.</li> <li>• Details of survey work and a Traffic Management Plan.</li> </ul>
ENVIRONMENT AGENCY:	Following details and correspondence I no longer object to the proposal.
LANCASHIRE CONSTABULARY:	Suggests details regarding secure by design.
NATURAL ENGLAND:	No comments.
ADDITIONAL REPRESENTATIONS:	<p>6 letters of representation have been received which raise the following issues:</p> <ul style="list-style-type: none"> <li>• Concern regarding its proximity to residential properties and possible noise issues.</li> <li>• Concern regarding possible flooding.</li> <li>• The increase in traffic would cause highway issues as well as problems with parking.</li> <li>• Concern regarding the impact on loss of trees.</li> </ul>



Following reconsultation concern still raised regarding possible issues sewage and the capacity of the combined sewers as well as noise issues.

## **Proposal**

The proposal is a detailed application for the erection of 21 industrial units together with estate road, car parking and landscaping. The units are predominantly in two specific blocks; one on the south side which is adjacent to the brook, would accommodate 12 units and one larger building on the north side which would accommodate 9 units, one of which is at first floor level. The total gross floor area will be approximately 10,500m<sup>2</sup>. Parking spaces are distributed throughout the site and there is a landscape buffer around the north east and south site and additional planting within the adjacent land proposed two allow for sufficient biodiversity gains.

The buildings are designed of a traditional industrial nature and would incorporate a mixture of brickwork and cladding with similar materials to that used in the adjacent locality. The maximum height of the main building shown as Building 2 which incorporates 9 units is 10m but due to the existing topography there will be a variation in roof pitches breaking up the mass of the building. The overall size of Building number 2 is approximately 106 metres by 58 metres. The building has numerous roller shutter doors to enable lorries to access the building and on first floor will have office accommodation and a range of window openings. The roof is punctuated with solar panels which will enable a degree of renewable energy mechanisms to be employed on the site. The small units shown as Building 1 are designed in a 'U' shape orientation and the maximum height of these buildings would again be approximately 6 metres. The buildings of this unit back on towards the existing landscaping and the brook and would have an elevation comprising a mixture of cladding and brickwork and also silver panels on the roof. The property of this unit is nearest to any residential dwellings with the nearest properties being Twyn Brook Farm and Up Brooks Farm.

The proposal provides for car parking in various locations adjacent to the proposed buildings as well as turning facilities and an element of landscaping to be punctuated within the parking bays.

The proposed use is a mixture of light industrial and general industrial.

## **Site Location**

The site is located on the east side of Clitheroe and adjacent to the Up Brooks employment site. Access to the site is from Salthill Industrial Estate and the land is adjacent to the large Ultraframe building and on the former golf driving range. The land to the north and east is designated as a Site of Special Scientific Interest known as Salthill and Bellman Quarry.

## **Relevant History**

3/1997/0039 - Golf driving range. Approved.

## **Relevant Policies**

*Ribble Valley Core Strategy (Adopted Version)*

Key Statement DS1 – Settlement Strategy.

Key Statement DS2 – Presumption in favour of Sustainable Development.

Key Statement EN2 – Landscape.  
Policy DMG1 – General Considerations.  
Policy DMG3 – Transport and Mobility.  
Policy DME2 – Landscape Protection.  
Policy DME1 – supporting Business Growth and Local Economy.

## **Environmental, AONB, Human Rights and Other Issues**

### Principle

The planning policy context for this application is set out at National Planning Policy Framework and at local level by the Core Strategy. The Core Strategy which is the adopted Core Strategy is now the starting point for decision-making within the borough which sets out the vision for the borough and how sustainable development will be developed. This not only relates to housing but employment proposals.

The overall development of the Strategy is set out in Key Statement DS2 which aims to promote development in most suitable locations in the borough. It is clear that the site is located in what can be regarded as a sustainable location being within the key settlement of Clitheroe closely related to the existing employment site.

### Highway Safety and Accessibility

On matters of highways and accessibility, it is now clear that Lancashire County Council are satisfied that subject to the imposition of appropriate conditions the development is acceptable. The concerns of the residents are noted but it is clear that an analysis has been carried out on the key road junctions which concluded that there is spare capacity to support the additional trip generations from the proposed development.

LCC are satisfied that the proposed Travel Plan is adequate but may need to be supplemented with additional information and has requested a contribution of £12,000 to enable monitoring of the Travel plan.

As part of the development it would be necessary to upgrade some of the local footpaths which would be subject to a S278 Agreement.

The site is regarded by LCC as having a low accessibility score and as such recommends various improved highway measures within the vicinity of the site and request a financial contribution of £12,000.

In relation to the internal parking and visibility splays there is no objection subject to imposition of various conditions.

### Landscape, Tree and Visual Impact

The site is located on the former Golf Driving range on the edge of one of the main industrial employment areas of Clitheroe. It is also adjacent to open countryside and in close proximity to a Site of Special Scientific Interest and the Salhill Quarry Local Nature Reserve.

A detailed arboricultural report has been submitted with the application. It has indicated that the development would result in a loss of 7 individual trees, 5 groups and a hedgerow all located

throughout the site. The scheme shows the provision of extensive new tree planting within the site and has been amended to now include land on the outside of the site for additional planting to now demonstrate a net gain in biodiversity. As this parcel of land is outside the site boundary and should not be affected by construction traffic I consider that this should be implemented in the next available planting season following consent being issued.

I am satisfied that given the extent of adjacent built development that the landscape visual impact remains localised.

### Ecology

The ecology report has been amended to take into account ecological mitigation measures and subject to compliance now demonstrates a net gain in biodiversity and this has been confirmed by the Countryside Officer. The habitat to be lost comprises of intensively managed agricultural improved pasture of low ecological value and as such the onsite mitigation including new planting coupled with the offsite mitigation is acceptable and would be able to demonstrate a net gain in biodiversity.

### Flood Risk and Drainage

Following the request for further information in relation to Flood Risk Assessment the Environment Agency no longer have any concerns based on the amended plans and additional information. I am mindful of the concerns expressed by the local residents but on the basis of the secured amendments it is evident that the statutory consultee raise no concerns.

### Residential Amenity

In assessing the scheme I am satisfied that although the proposal is a significant incursion in the landscape and the height and scale of the buildings will have a visual impact I am satisfied that they are a sufficient distance from any residential properties not to adversely impact by virtue of loss of light or be unduly oppressive. The smaller units are located nearest to residential properties and the proposed and existing landscaping helps safeguard existing residential amenities. In terms of residential amenity it is also important to have particular regard to the noise impact caused by the new development and based on the proposed user of the main building and subject to appropriate restrictions relating to hours of operation I am satisfied that the scheme would not significantly impact residential amenities.

The Councils EHO has advised that they have no objection subject to appropriate conditions and based on details contained in the submitted noise and acoustic report. The proposal also includes an acoustic fence along part of the boundary and additional planting. The latter would not only reduce any noise impact but also add to the visual amenity and biodiversity.

### Conclusion

The proposal is for a significant employment scheme adjacent to what can be regarded as the main industrial area of Clitheroe and would represent a logical extension to the area. Although the buildings will be visible I consider it to be a localised impact and given the backdrop of existing buildings to represent an acceptable impact. The scheme will provide the opportunity for significant employment benefits in one of the Key settlements. On the basis of the secured amendments I am satisfied that the development is acceptable.

RECOMMENDATION: That the application be 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) within 3 months from the date of this decision 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. The development hereby permitted shall be carried out in accordance with the details shown on drawing Nos:

Location Plan ALPE 14b/DWG 00 Issue C  
Existing Site Plan ALPE 14b/DWG 01 Issue A  
Proposed Site Plan ALPE 14b/DWG 02 Issue F  
Proposed Roof Plan ALPE 14b/DWG 03 Issue B  
Proposed Elevations Building 1 ALPE 14b/DWG 04 Issue B  
Proposed Sections Building 1 ALPE 14b/DWG 05 Issue D  
Proposed Elevations Building 2 ALPE 14b/DWG 06 Issue B  
Proposed Sections Building 2 ALPE 14b/DWG 07 Issue B  
Proposed Drainage Plan ALPE 14b/DWG 08 Issue E  
Landscaping Plan ALPE 14b/DWG 09 Issue B  
Biodiversity Plan ALPE 14b/DWG 10 Issue C

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.

### Drainage

3. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking /servicing areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies DMG1, DME1 and DME6 of the Ribble Valley Core Strategy (Adopted Version).

4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) with subsequent amendments and the following mitigation measures detailed within the FRA:
  - a). Finished floor levels are set no lower than stated on Drawing Alpe 14b / dwg 02 Amendment F.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and in order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

### Lighting

5. Prior to the occupation of any unit details of external 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, a 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.

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).

### Landscaping

6. Notwithstanding the submitted details, no development shall take place, unless otherwise agreed in writing, until full details of the proposed landscaping scheme for each 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 shall be implemented in the first planting season following completion of the external buildings and road infrastructure and shall be maintained thereafter for a period of not less than 15 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).

7. No development shall take place 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 the submission of the issued Conservation Credit certificates for the identified receptor site [Primrose Lodge, Clitheroe]. The details of offsetting shall include:

- 1 the identification of receptor site[s]
- 2 a management and monitoring plan [to include for the provision and maintenance of such offsetting measures for not less than 25 years from the date of this consent
- 3 the provision of contractual terms to secure the delivery of the offsetting measures
4. a Conservation Credit Certificate as proof of purchase of the offset credit

The development shall not be commenced until the local planning authority has received payments as calculated by the Environment Bank.

REASON: In order to minimise impacts on biodiversity and compensate for residual harm of development and to comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

8. 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).

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

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

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

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

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse effects of development on and

adjacent to the site in accordance with Key Statements EN2 and EN4 and Policies DMG1, DME1, DME2 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

### Amenity

10. 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 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).

11. The buildings shown as unit 18-22 inclusive shall be occupied by Paper Cup Company in relation to the existing business of manufacture and distribution of paper cups and ancillary products and no other use within Use Class B1, B2 or B8 of the Town and Country Planning Use Classes Order 2006(as amended) Or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

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

12. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working works.

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

13. The working hours within Units 1-17 the premises shall be restricted to the period from 0700 to 1900 Mondays to Saturday. No work shall be undertaken in the buildings on Sundays, Bank or Public Holidays.

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

14. The roller shutter doors to units 18-22 shall be kept closed between the hours of 1900 and 0700 hours fabricating and manufacturing activities within the units.

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

15. There shall be no deliveries to the site or collections from the site between the hours of 1900 and 0700 hours.

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

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

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

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

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

#### Contamination

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).

#### Highways

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. 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).

21. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

REASON: Vehicles reversing to and from the highway are a hazard to other road users.

22. No part of the development shall be occupied until the visibility splays measuring 2.4 metres by 43 metres in both directions to be provided, measured along the centre line of the proposed car parking access as part of planning 3/2014/0948 application from the continuation of the nearer edge of the existing carriageway of Crabtree Lane, to the satisfaction of the Local Planning Authority. 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 splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

23. A car park and manoeuvring 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 and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

24. The cycling facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the cycling facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

25. The motorbike facilities to be provided in accordance with a scheme to be approved by the Local Planning Authority and the motorbike facilities to be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To allow for the effective use of the parking areas in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

26. 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 as part of a section 278 agreement, under the Highways Act 1980.

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 enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

27. No part of the development hereby approved shall be occupied or opened for trading until the approved scheme referred to in condition 30 above has been constructed and completed in accordance with the approved scheme details, without prior agreement from the Local Planning Authority.

REASON: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

28. Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved plan is carried out.

REASON: To promote and provide access to sustainable transport options in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

29. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: To protect existing road users in the interest of highway safety and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adoption Version).

### Energy

30. No development hereby permitted shall commence until a scheme to secure at least 10% of the total energy consumption of the development from renewable energy or that alternative measures will achieve at least 10% less energy consumption in a similar development constructed in accordance with the current building regulations has been submitted to and approved in writing by the local planning authority. Development shall be completed wholly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To allow the energy needs of the development to be partially generated on site to reduce reliance on the grid in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Key Statements EN2 and EN3 and Policies DMG1 and DME5 of the Core Strategy Submission Version as proposed to be modified and the National Planning Policy Framework.

### BACKGROUND PAPERS

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2015%2F0296](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0296)

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:

APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2012/0992/P	New exterior trough lighting to the existing fascia	42 Berry Lane Longridge
3/2013/0859/P	Discharge of conditions for landscaping in relation to 3/2013/0486/P	Plot 8 Primrose Gardens, Primrose Road, Clitheroe
3/2014/0434/P	Discharge of landscaping condition (3/2014/0137)	Hammond Field Read
3/2014/0527/P	Discharge of conditions for time constraint, plan reference, materials, velux windows and bat survey in relation to 3/2010/1016	Brookside Cottage The Old Bakery Worston
3/2014/0919/P	Proposed garage and storage area	Bank House Sawley Road, Grindleton
3/2014/0948/P	Proposed garage and storage area	Bank House Sawley Road, Grindleton
3/2015/0004/P	Part retrospective application for the construction of a farm track	Sunnybank, Moorgate Farm Kenyon Lane, Langho
3/2015/0024/P	Erection of building for use as a crematorium and funeral chapel with associated construction of a car park	Ribble Valley Remembrance Park, Mitton Road Whalley
3/2015/0054/P	Erection of livestock building	Wheatley Farm Four Acre Lane, Thornley
3/2015/0194/P	Extension of curtilage to include adjacent grass verge and create new vehicular and pedestrian access	100 Chatburn Road Clitheroe
3/2015/0341/P	Proposed new garage to replace existing garage	Corgill Lodge, Holden Lane Bolton by Bowland
3/2015/0352/P	Demolition of former public convenience and erection of single storey detached garage/store for residential use	Former public conveniences Newton
3/2015/0377/P	Two storey side extension and single storey rear extension	27 Calder Avenue Billington
3/2015/0408/P	Extension to existing livestock building	Halsteads Farm, Grindleton Road, West Bradford
3/2015/0496/P	Discharge of condition(s) 5 (Boundary treatment detail) and 11 (Building dependent species detail) of planning permission 3/2015/0158	Windy Hills Farm Twin Brooks Road Chipping
3/2015/0502/P	Proposed basement extension	Craven Fold, Moorside Lane Wiswell

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0522/P (LBC)	Retention of unauthorised work. Removal of paint from window surrounds and subsequent repaint a major house	12 Church Street Clitheroe
3/2015/0530/P	Discharge of conditions 3 - Travel Plan and 4 - car park details of planning application 3/2014/0745	Bright Futures Day Nursery 54 West View, Clitheroe
3/2015/0538/P	Demolition of existing dwelling and erection of replacement detached dwelling and double garage	29 Calder Avenue Billington
3/2015/0557/P	Discharge of Conditions 3 (Protected Species) and 4 (Materials) on planning permission 3/2015/0017	4 Hammond Drive Read
3/2015/0574/P	Raising of roof, insertion of rooflights to front elevation and dormer extension to rear	25 Hillcrest Road Langho
3/2015/0595/P	First floor extension over existing garage and new porch. Single storey extension to rear	12 Back Lane, Rimington
3/2015/0597/P	Side extension at first floor level	55 Rogersfield Langho
3/2015/0607/P	Proposed two storey rear extension and alterations	18 Mitton Road Whalley
3/2015/0618/P	Single storey extension to side and rear	2 Hacking Close, Langho
3/2015/0628/P	Demolition of outbuilding, new two storey side extension and porch	14 Queensway Waddington
3/2015/0630/P	Roof over covered yard area following demolition of existing lean to building	Chilsey Green Farm Birdy Brow, Stonyhurst
3/2015/0636/P	Reduce ground levels and insert windows to create basement to games room	The Croft, 55 Whalley Road Wilpshire
3/2015/0637/P	Demolition of existing garage/store and conservatory. Erection of single storey side extensions and single storey garden room extension to rear with associated external works	Orchard House Main Street Grindleton
3/2015/0644/P	Proposed erection of single storey front entrance porch. Erection of a two storey bay window to the front to serve the sitting and master bedroom. Construction of a roof canopy over the existing garage door	Shay Cross Old Back Lane Wiswell
3/2015/0645/P	Change of use of former ambulance station to a theatre lighting hire business including the storage, servicing and hiring out of lighting equipment	Former Ambulance Station off Princess Avenue Clitheroe
3/2015/0655/P	Discharge of condition(s) 3 (materials), 4 (window detail), 5 (flood proofing) and 8 (obscure glazing) on planning permission 3/2015/0348	Ease Barn Farm Gallows Lane, Ribchester
3/2015/0656/P	Two storey rear extension with balcony	Langbar, Tunstead Avenue Simonstone

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0659/P	Replacement of existing wooden shed with timber clad, block-built shed	Hill Croft, Shire Lane Hurst Green
3/2015/0665/P	First floor extension and minor external works	St Michael & St John's RC Primary School Lowergate, Clitheroe
3/2015/0674/P	Front and rear dormer extensions and single storey rear extension incorporating conservatory	10 Bleasdale Avenue Clitheroe
3/2015/0696/P	Erection of garage to existing dwelling	Damson Cottage, Garstang Road, Chipping
3/2015/0693/P	Amendments to planning permission 3/2013/1030 consisting of substitution of grey concrete roof tiles to rear of property and relocation of first floor window to front elevation	6 Church Lane Mellor
3/2015/0669/P	Discharge of conditions 3 (roofing and walling materials), 4 (doors and glazing) and part discharge of condition 7 (driveway materials) of planning permission 3/2015/0130/P	21 Avenue Road Hurst Green
3/2015/0683/P	Resubmission of 3/2015/0152 for a detached garage	4 The Croft Chatburn
3/2015/0692/P	Side and rear extensions	53 Mellor Lane, Mellor
3/2015/0695/P	Proposed kitchen extension to extend 4.9m beyond the rear wall of the original dwelling with a maximum height of 3.3m from the natural ground level and 2.66m height at eaves	18 Longsight Avenue Clitheroe
3/2015/0743/P	Variation of condition 10 on planning permission 3/2015/0340/P to allow three trees to be removed and replaced rather than all trees being retained	Oakhill Collage Whalley

#### APPLICATIONS REFUSED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2015/0157/P	Creation of a new agricultural access track (Resubmission of application 3/2014/0695)	Land at A59 Gisburn Road Gisburn	Contrary to Core Strategy Policy DMG2.
3/2015/0260/P	Rear Balcony	38 Beaver Close Wilpshire	Contrary to Core Strategy policies DMG1 and DMH5
3/2015/0427/P	Conversion of existing workshop to form a new granny flat	1 Wheatsheaf Ave Longridge	Contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>	<b><u>Reasons for Refusal</u></b>
3/2015/0651/P	Proposed single storey rear extension to extend 6.75m from the rear wall of the original dwelling, 3.75m maximum height from the natural ground level and 2.5m height at eaves.	74 Fairfield Drive Clitheroe	The proposal fails to meet criteria (j)(iii) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 to be permitted development
3/2015/0685/P	Single storey front extensions	6 Woodcrest Wilpshire	Contrary to Policies DMG1 and DMH5
3/2015/0691/P	Dormer extension to rear	Pillings Farm Bungalow Grindleton Road West Bradford	Core Strategy Policies DMG1, DMH5, EN2, DME3
3/2015/0704/P	Demolition of existing kitchen and conservatory extension and erection of new extension to rear 4.9m long, 4m high (max) to ridge, 2.66m high to eaves	16 Longsight Avenue Clitheroe	The proposal fails to meet condition A.4(7) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.
3/2015/0711/P	Single storey rear extension	19 Whalley Road Sabden	Harmful to the character and appearance of Sabden Conservation Area because extension is incongruous, conspicuous and unsympathetic to the building. Contrary to Ribble Valley Borough Council's Policy DME4 and NPPF Paragraph 17, 131 and 132.
3/2015/0746/P	Internal alterations, new window openings in NE, NW and SW elevations, replacement of all existing timber windows with UPVC mop sash double glazed units. Removal of existing render wall finish to rear utility room extension and	Salisbury Cottage Newton	Proposed upvc mock - sash windows and stone cladding of the extension is harmful to the character and appearance of Newton Conservation Area and the setting of Salisbury Hall and the Old Reading
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	recladding with stone to match existing. Removal of existing tarmac to driveway and replacement with stone cobbles/setts		Room. RVCS Policy DME4 and NPPF Paragraph 17, 131 and 132.

AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0391/P	Agricultural farm track approximately 300m long x 3.6m width	Clark House Farm Fish House Lane Chipping
3/2015/0751/P	Agricultural determination in respect of the construction of a farm workshop and tractor shed	Delphrock Bowland Gate Lane West Bradford

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0623/P	Application for Lawful development certificate for existing use of land as residential curtilage at Lower Barn Farm	Lower Barn Farm Church Street Ribchester

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0752/P	Agricultural determination in respect of proposed open fronted general purpose farm building for storage of feed and bedding material adjacent to steel-framed farm buildings	Higher Highfield Farm Tinklers Lane Slaidburn

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0279/P	Single storey rear orangery 6m x 3.4m x 2.4 to eaves	20 Ribblesdale Road Ribchester
3/2015/0475/P	Change of use from B1 to B2 gymnasium and fitness centre	Units 4 & 5 Deanfield Drive Link 59 Business Park Clitheroe
3/2015/0701/P	Internal alterations, single storey rear extension, front and rear dormer construction	14 Bank Cottages Whalley Road Billington
3/2015/0724/P	Demolition of sawmill and outbuildings, construction of two storey residential and academic facility for 60 pupils and associated staff including secure outdoor play area	Land off Knowles Brow Stonyhurst



SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/0764	Land East of Chipping Lane Longridge	2/7/15	363	Awaiting signature
3/2014/1018	Barnacre Road Longridge	20/8/15	33	With Applicants Solicitor for signature
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Applicants Agent
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>
3/2014/0742	Land off Pimlico Road, Clitheroe	15/1/15	37 weeks	19	Decision

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>
3/2014/0438 R	16/01/15 but extension given until 6/02/15	Land east of Chipping Lane Longridge	Inquiry		Held in Abeyance – inquiry date cancelled
3/2014/0942R	28/04/15	Land off New Lane Withgill	WR		Appeal dismissed 12/10/15
3/2015/0212R	14/07/15	4 The Green Osbaldeston Ln Osbaldeston	WR		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		Appeal dismissed 19/10/15
3/2015/0272R	22/07/15	Curtis House Longridge	WR		Awaiting decision
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse Mellor	WR		Awaiting decision
3/2015/0216R	28/07/15	4 Court Grove Clayton le Dale	HH		Appeal dismissed 15/10/15
3/2014/0846R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15	Awaiting decision

<b>Application No</b>	<b>Date Received</b>	<b>Applicant Proposal/Site</b>	<b>Type of Appeal</b>	<b>Date of Inquiry/Hearing</b>	<b>Progress</b>
3/2014/0961R	30/07/15	Skirden Hall Farm, Tosside	WR		Awaiting decision
3/2014/0183R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting Decision
3/2014/0226R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting Decision
3/2015/0200R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing		Statement due 28/10/15
3/2015/0565R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Statement due 29/10/15
3/2015/0566R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Statement due 29/10/15
3/2015/0318R	29/09/15	The Holly, Wardsley Road Chipping	HH		Awaiting Decision
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Statement due 11/11/15
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Statement due 11/11/15
3/2015/0016	Awaiting start date from Inspectorate	Cowley Brook Fm Higher Road Longridge			
3/2015/0333	Awaiting start date from Inspectorate	2 Halstead Mews Rimington			
3/2015/0345	Awaiting start date from Inspectorate	1 Halstead Mews Rimington			
3/2015/0685	Awaiting start date from Inspectorate	6 Woodcrest Wilpshire			