

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 November 2015 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Late item sheet was given to Committee Members.

Also in attendance: Councillor S Hore.

421 APOLOGIES

There were no apologies for absence from the meeting.

422 MINUTES

The minutes of the meeting held on 15 October 2015 were approved as a correct record and signed by the Chairman.

423 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning application 3/2014/0956 – Fairclough House, Loudbridge, Chipping.

424 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor Rogerson declared an interest in the next item of business and left the meeting.

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

The Head of Planning Services reported one additional letter of support.
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 17th 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.No other use shall operate within the site which shall include the land edged blue on plan reference 334/502.

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).

(Mr Hadfield spoke in favour of the above application. Mrs Hedges spoke against the above application. Councillor Hore was given permission to speak on the above application).

Councillor Rogerson returned to the meeting.

2. 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

The Head of Planning Services made reference to the addition of planning numbers to condition 1 and asked that condition 3 be deleted.

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:

Adoptions Plan (drawing no. 14026 05)
Landscape Masterplan (drawing no. D5238.001B)
Play Area Details (drawing no. D5236.002A)
Materials Palette Layout (drawing no. 14026 09)
Site Layout (drawing no. 14026 07 Rev. F)
Detailed Planting Plan – Overall Plan (drawing no. D5236.003B)
Detailed Planting Plan – Area 1 (drawing no. D5236.004A)
Detailed Planting Plan – Area 2 (drawing no. D5236.005A)
Detailed Planting Plan – Area 3 (drawing no. D5236.006A)
Detailed Planting Plan – Area 4 (drawing no. D5236.007A)
Detailed Planting Plan – Area 5 (drawing no. D5236.008A)
Detailed Planting Plan – Area 6 (drawing no. D5236.009A)
Detailed Planting Plan – Area 7 (drawing no. D5236.010A)
Detailed Planting Plan – Area 8 (drawing no. D5236.011A)
Detailed Planting Plan – Area 9 (drawing no. D5236.012B)
Detailed Planting Plan – Area 10 (drawing no. D5236.013A)
Boundary Treatment Details (drawing no. 14026 08)
Tree Protection Plan (drawing no. 4536.07 Rev A)
Tree Protection Plan (drawing no. 4536.06 Rev A)
Tree Protection Plan (drawing no. 4536.08 Rev A)
Location Plan (drawing no. 14026 00)
Bungalow red brick version – (drawing no. Bung V2)
Bungalow reconstituted stone version – (drawing no. Bung V3)
Beckford buff brick version – (drawing no. PA24 V1)
Beckford red brick version – (drawing no. PA24 V2)
Beckford reconstituted stone version – (drawing no. PA24 V3)
Dadford buff brick version – (drawing no. PA30 V1)
Dadford red brick version – (drawing no. PA30 V2)
Gosford buff brick version – (drawing no. PA34 V1)
Gosford red brick version – (drawing no. PA34 V2)
Gosford reconstituted stone version – (drawing no. PA34 V3)
Milldale rendered version – (drawing no. PT310 V4)
Aldenham buff brick version – (drawing no. PD32 V1)
Aldenham red brick version – (drawing no. PD32 V2)
Aldenham reconstituted stone version – (drawing no. PD32 V3)
Lydford buff brick version – (drawing no. PA42 V1)
Lydford red brick version – (drawing no. PA42 V2)
Lydford reconstituted stone version – (drawing no. PA42 V3)
Evesham buff brick version – (drawing no. PD412 V1)
Evesham red brick version – (drawing no. PD412 V2)
Evesham reconstituted stone version – (drawing no. PD412 V3)
Chelford rendered version – (drawing no. D1346 V4)
Shelford buff brick version – (drawing no. PA48 V1)

Shelford red brick version – (drawing no. PA48 V2)
Shelford reconstituted stone version – (drawing no. PA48 V3)
Haddenham buff brick version – (drawing no. PD411 V1)
Haddenham red brick version – (drawing no. PD411 V2)
Haddenham reconstituted stone version – (drawing no. PD411 V3)
Lavenham buff brick version – (drawing no. PD51 V1)
Lavenham red brick version – (drawing no. PD51 V2)
Lavenham reconstituted stone version – (drawing no. PD51 V3)
Single Garage brick version – (drawing no. GAR)
Single Garage reconstituted stone version – (drawing no. GAR)
Vaulted Sales Garage – (drawing no. SAL)

And in accordance with the recommendations, methodology, mitigation and timings contained within the following reports:

Ecological Report (prepared by Avian Ecology Limited – 08.10.2015)
Landscape Management and Maintenance Plan (prepared by TEP – ref.TEP.5236.001 – October 2015)
Arboricultural Impact Statement and Method Statement 2015 (prepared by TBA Landscape Architects – ref.MG/4536B/AIA&AMS/AUG15 – revised August 2015)

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

4. 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.

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

3. 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

The Head of Planning Services referred to several amendments that would need to be made to the conditions.

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 C
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
 8. 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)
 9. Routes to be used by vehicles carrying plant and materials to and from the site;
 10. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

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 on Saturdays. 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. 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).

20. 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.

21. 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).

22. 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).

23. 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).

24. 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).

25. 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).

26. 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).

27. 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

28. 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.

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

426 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:

427 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0992/P	New exterior trough lighting to the existing fascia	42 Berry Lane Longridge

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
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
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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
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

428

APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
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
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

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
	of existing tarmac to driveway and replacement with stone cobbles/setts		
429	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	
430	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	
431	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	
432	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	

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
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

433 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

434 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

<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>
3/2015/0272R	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
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			

435

CAPITAL PROGRAMME BIDS AND REVIEW 2016-2019

The Director of Resources submitted a report recommending the proposed future three year capital programme 2016-2017 to 2018-2019 for this Committee. The Heads of Service had been asked to review the programme of provisionally approved schemes for 2016-2017 and 2017-2018 and suggest any amendments that were required. They had also been asked to put forward new bids for the 2018-2019 capital programme. No bids had been received for this Committee. However, one new bid had been received for 2016-2017 totalling £30.200. It was noted that other committees would also be receiving similar reports for the new scheme bids and that they would all be finally considered alongside each other by the Budget Working Group and the Policy and Finance Committee against the limited financial resources that are available to finance the capital programme.

RESOLVED: That Committee

1. approve the future three year programme for 2016-2017 to 2018-2019 as outlined in the report; and
2. recommend to Policy and Finance Committee a future three year capital programme for this Committee's services to include the additional bid.

436

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

437

APPEALS

- a) 3/2014/0942/P – Creation of one dwelling at agricultural building on land off New Lane, Withgill, Clitheroe – appeal dismissed.
- b) 3/2015/0216/P – Proposed pitch roof dormer to front elevation to match the existing roof material and four low profile velux windows to rear elevation at 4 Court Grove, Clayton-le-Dale – appeal dismissed.
- c) 3/2014/1090/P – Conversion of barns to two dwellings with garages, creation of garden areas, replacement garage for farmhouse and installation of package treatment plant at Little Dudlands Farm, Rimington Lane, Rimington – appeal dismissed.

The meeting closed at 7.15pm.

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