

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 January 2016 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

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

In attendance: Head of Legal and Democratic Services, Head of Planning Services, Head of Financial Services and Senior Accountant.

### 498 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Knox and J Rogerson.

### 499 MINUTES

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

### 500 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 501 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2015/0748/P (GRID REF: SD 376494 455069)  
CONVERSION OF BARN TO FORM 2 DWELLINGS AT HIGHER GHYLLS  
WIGGLESWORTH ROAD, SLAIDBURN, BD23 4SX

The Head of Planning Services reported that amended plans had been received which subsequently amended condition number 2.

APPROVED subject to the following conditions:

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

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

#### Design and plan

2. Notwithstanding the submitted elevation and floor plans further details of the fenestration and doorways which shall reduce the number of openings shall be submitted to and approved in writing by the LPA before development commences. Unless explicitly required by condition within this planning permission, the development hereby permitted shall be carried out in accordance with the details shown on drawing nos.

PHD/HG/500 Site plan

PHD/HG/300/A – Floor plan received 30/12/15

PHD/HG/400/A – Elevation plan received on 30/12/15

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 and in the interest of visual amenity and to protect the character of the building.

#### Archaeology

- 3 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

#### Highways

4. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road and to comply with policy DMG1 of Core Strategy Adopted Version.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the

continuation of the nearer edge of the carriageway of Wigglesworth Road to points measured 160m in each direction along the nearer edge of the carriageway of Wigglesworth Road, from the centre line of the access in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority’).

REASON: To ensure adequate visibility at the street junction or site access and to comply with policy DMG1 of Core Strategy Adopted Version.

#### Visual and Heritage protection

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

REASON: In the interests of the safeguarding the visual amenities and in accordance with Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Adopted Version).

#### Ecology

7. Prior to commencement of development, details of bat roosting features that shall be incorporated into the building shall be submitted to and approved in writing by the LPA and implemented prior to occupation.

REASON: In the interests of the safeguarding the visual amenities and in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Adopted Version).

#### Amenity

8. The building the subject of this application shall remain within the same legal ownership as the existing, adjoining dwelling at Higher Ghylls and shall not become a separate planning unit and shall be only occupied by family members and their spouses and partners, of the current occupier of the existing adjoining dwelling.

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

2. APPLICATION NO: 3/2015/0604/P (GRID REF: SD374518 437380)  
SINGLE AND TWO STOREY EXTENSIONS TO REAR OF FREEMASONS ARMS AND 6 AND 4 VICARAGE FOLD; CHANGE OF USE OF 4 AND 6 VICARAGE FOLD FOR LETTING BEDROOMS AT THE FREEMASONS ARMS, 8, 6 AND 4 VICARAGE FOLD, WISWELL

The Head of Planning Services reported upon an additional objection that had been received and two letters from the applicant.

REFUSED for the following reason:

1. The proposed extensions are dominant and incongruous from their design, materials and the obscuring of important and defining architectural elements and result in the loss or alteration of important historic walling, boundary enclosure and garden structures. This is harmful to the character and appearance of Wiswell Conservation Area and the setting of Vicarage House (Grade I listed) and the Barn approximately 50m north west of Vicarage House (Grade II listed). This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy and the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 60 (reinforce local distinctiveness), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness), Paragraph 132 (great weight to conservation) and Paragraph 137 (new development should enhance or better reveal significance).
2. The proposal would be detrimental to the residential amenity of adjacent occupiers by virtue of an increase in overlooking and noise disturbance and as such would be contrary to Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

503 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:

504 APPLICATIONS APPROVED

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2014/0587/P	An extension to an agricultural building to provide a dedicated farm office and dairy	Horton Grange Farm Horton
3/2014/1093/P	Retrospective application for calving unit to be open to members of the public as part of the visitor attraction	Hawkshaw Farm Longsight Road Clayton-le-Dale
3/2015/0027/P	Amendment to material type - to use red engineering bricks for the construction of the garage to match the house, rather than block and render	54 Mitton Road Whalley

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2015/0448/P	Discharge of condition 5 on planning permission 3/2014/0749/P – Car Park Management Plan	Stydd Nursery Stydd Gardens Stoneygate Lane Ribchester
3/2015/0452/P	Barn conversion for residential use	Horrocks Barn Horrocks Farm, Stonyhurst
3/2015/0620/P	Conversion of barn into three dwellings	Greengates Farm Skipton Road, Gisburn
3/2015/0684/P	Proposed change of use from existing detached garage/games room to annexe to High Lea Bungalow for a dependant relative	High Lea Bungalow Whins Lane Simonstone
3/2015/0717/P	Proposed replacement garage	11 Haugh Avenue Simonstone
3/2015/0739/P	Proposed extensions to dwelling and creation of new access	Wildmans Farm Longsight Road, Langho
3/2015/0765/P	Variation of Condition 2 of planning consent 3/2009/0956 to alter closing time from 7.30pm to 10pm Thursday to Saturday and 7.30pm to 8pm on Sundays	Maureen Cookson Ltd George Street Whalley
3/2015/0782/P	Single storey rear extensions	19 King Street Clitheroe
3/2015/0786/P	Single storey extensions to front and side	Tythe Barn Stables Whins Lane, Simonstone
3/2015/0796/P	Demolition of existing rear extension and replacement with single storey extension to side and rear	46 Knowsley Road Wilpshire
3/2015/0798/P	Illuminated hanging sign, illuminated fascia sign and non-illuminated hoarding sign to front elevation	3B Inglewhite Road Longridge
3/2015/0843/P	Installation of ground mounted PV solar panels	Saccary House Saccary Lane, Mellor
3/2015/0867/P	Demolition of existing timber shed and construction of new timber framed outbuilding and external landscaping alterations to form new store and generator compound	Burr Green Manor Osbaldeston Lane Osbaldeston
3/2015/0915/P	Three proposed roof lights in rear roof slope	Appletree House Main Street, Gisburn

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0916/P	Formation of two additional windows to first floor rooms	Barrow Gardens farm Whalley Road, Barrow
3/2015/0918/P	Retention of unauthorised change of use from agricultural to B1(a) and B1(b) office and laboratory and use of building for storage of private cars and workshop	Bluebell Farm Higher Road Longridge

505 APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2015/0754/P	Application for the retention of unauthorised work consisting of alteration of the north and west elevations, conversion of garage into living accommodation, erection of a fence and gate to the front of the property	1A The Arches Abbey Fields Whalley	Contrary to Core Strategy policies DMG1

506 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2009/0904/P	Reconstruction of part of roof and walls of an existing barn	Hammerton Hall Farm Barn Hammerton Hall Farm Slaidburn
3/2015/0347/P	Four one bed bungalows and 20 two bed bungalows	Land off Towneley Road Longridge
3/2015/0844/P	Retention of unauthorised elevated platform with tree house overhanging adjacent woodland	18 Netherwood Gardens, Brockhall Village, Langho

507 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2014/1018	Barnacre Road Longridge	20/8/15	33	Issued 16/12/15

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0159	Twinbrooks Clitheroe	12/11/15	---	Awaiting signature
3/2015/0266	Primrose Works Primrose Road, Clitheroe	20/8/15	18	With Legal
3/2015/0159/P	Twinbrooks Clitheroe	12/11/15	-	Awaiting 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>
3/2015/0347	Land off Towneley Road Longridge	20/8/15	N/A	12	Withdrawn 3/12/15

508 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		Withdrawn
3/2014/0697R	29/06/15	Land adj Clitheroe Road, West Bradford	WR		Awaiting decision
3/2015/0272R	22/07/15	Curtis House, Longridge	WR		Appeal dismissed 09/12/15
3/2014/0755R	22/07/15	Mellor Lodge Gatehouse, Mellor	WR		Awaiting decision
3/2014/0846R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15 20/01/16	Adjourned
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	15/12/15	Awaiting decision
3/2015/0565R	24/09/15	Coach House, Main Street, Bolton by Bowland	WR		Awaiting decision

<u>Application No</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0566R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Awaiting decision
3/2015/0517	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Awaiting decision
3/2015/0518	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Awaiting decision
3/2015/0016	29/10/15	Cowley Brook Farm Higher Road Longridge	WR		Awaiting decision
3/2015/0333	30/10/15	2 Halstead Mews Rimington	HH		Decision dismissed
3/2015/0345	30/10/15	1 Halstead Mews Rimington	HH		Decision allowed
3/2015/0685	05/11/15	6 Woodcrest Wilpshire	HH		Decision allowed
3/2014/1025	18/11/15	Rattenclough Farm, Wesley Street, Sabden	WR		Statement due 23/12/15
3/2015/0711	16/11/15	19 Whalley Road, Sabden	HH		Awaiting decision
3/2015/0578	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Statement due 29/12/15
3/2015/0453	03/12/15	Cherry Tree Farm Chipping Rd Chaigley	WR		Statement due 08/01/16
3/2015/0211	30/11/15	Land between 52 and 54 Knowsley Road Wilpshire	WR		Statement due 04/01/15

#### 509 REVISED REVENUE BUDGET 2015/2016

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2015/2016. The original estimate had been approved in March 2015. There was also a later approval to the budget for the next stage of the Local Development Framework, which was approved by Policy and Finance Committee in September 2015. Overall the net budget for this Committee had not changed as this expenditure had been funded from existing earmarked reserves. The revised budget was £98,770 lower than the original estimate which increased to £149,750 lower, allowing for transfers to and from earmarked reserves. A comparison between the original and revised budgets for each cost centre was outlined, along with the reasons for the main variances.

RESOLVED: That Committee approve the revised budget for 2015/2016.



510 ORIGINAL REVENUE BUDGET 2016/2017

The Director of Resources submitted a draft revenue budget for 2016/2017. Committee were reminded that following the provisional settlement funding assessment announced on the 17 December 2015, there was a reduction of 17% in core government funding. This meant that the reductions needed to our budget were markedly worse than predicted at £423,000 in 2016/2017; £756,000 in 2017/2018; and £1,161,000 in 2018/2019. The Budget Working Group would continue to meet over the coming weeks and would ultimately make recommendations to Special Policy and Finance Committee on 9 February 2016. The draft revenue budget for 2016/2017 had been prepared on the current levels of service allowing for pay and price increases of 1.5%. Details of the individual budget areas for this Committee were shown along with comments on the main variances.

The draft budget was also shown summarised in two ways; one over the cost of individual services provided by the Committee and the other by the type of expenditure and income. It was noted that the overall budget for 2016/2017 would see a decrease in net expenditure of £76,910 compared with the original budget or a decrease of £77,990 after allowing for transfers to and from earmarked reserves.

RESOLVED: That Committee agree the revenue budget for 2016/2017 and submit this to Special Policy and Finance Committee subject to any further consideration by the Budget Working Group.

511 PLANNING APPLICATIONS STATISTICS REPORT QUARTER 1 – 1 APRIL 2015 TO 30 JUNE 2015 AND QUARTER 2 – 1 JULY 2015 TO 30 SEPTEMBER 2015

The Head of Planning Services submitted a report for Committee's information on the planning application statistics for the two quarters referred to. He highlighted the fact that the Environment Agency now charge for pre-application advice and that Lancashire County Council highways are no longer offering the service until they have established a charging mechanism.

RESOLVED: That the report be noted.

512 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

513 APPEALS

a) 3/2015/0272/P – Erection of detached double garage at Curtis House, Longridge Road, Longridge – appeal dismissed.

- b) 3/2014/0755/P – Improvement works to existing extension to Grade II listed historic building at Mellor Lodge, Preston New Road, Mellor – appeal dismissed.
- c) 3/2015/0345/P – Erection of two vehicle timber carports at 1 Halstead Mews, Rimington – appeal allowed with conditions.  
  
3/2015/0333/P – Two storey rear extension and curtilage extension to accommodate a timber carport at 2 Halstead Mews, Rimington – appeal dismissed.
- d) 3/2015/0685/P – Single storey front extensions at 6 Woodcrest, Wilpshire – appeal allowed with conditions.
- e) Appeal by BDW Trading Ltd for land east of Chipping Lane, Longridge – appeal withdrawn.

514 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the next item of business be exempt information under Category 3 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

515 RISK MANAGEMENT – PLANNING APPEALS

The Director of Community Services submitted a report providing Members with information on current red risks relating to this Committee as identified on the risk register. The risk covers the following elements:

- The cost of engaging consultants and barristers to defend appeals in addition to our own staffing costs involved in appeals
- Costs awarded against the Council by the Planning Inspector at appeal stage both settled and outstanding. There are a number of cost award claims which are still outstanding and indeed there may be future cost decisions against the Council.

The report outlined how this risk could be or was being mitigated and outlined the details of the appeal costs to date.

RESOLVED: That the report be noted.

The meeting closed at 7.45pm.

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