

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 17 March 2016 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

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

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

Also in attendance: Councillors T Hill, A Knox and M Robinson.

### 630 APOLOGIES

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

### 631 MINUTES

The minutes of the meeting held on 11 February 2016 were approved as a correct record and signed by the Chairman.

### 632 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor I Brown and G Mirfin declared an interest in planning application 3/20156/0029 in relation to land rear of Showley Court, Clayton-le-Dale.

### 633 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION NO: 3/2015/0928/P (GRID REF: SD374444 441974)  
CHANGE OF USE FROM PUBLIC HOUSE WITH LIVING ACCOMMODATION  
TO TWO SHOPS AND FIVE APARTMENTS TOGETHER WITH EXTERNAL  
ALTERATIONS AT WHITE HORSE INN, YORK STREET, CLITHEROE

The Head of Planning Services added two additional conditions regarding time of commencement and plans.

GRANTED 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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Reference 4781- 01A, 4781- 02A, 4781 – 05A and 4781 - 06.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter received on the 2 March 2016.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. This permission shall be implemented in accordance with the confirmation made at the site meeting of 1 March 2016 that proposed external wall rendering will not extend beyond existing painted brickwork.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

5. Notwithstanding the proposed schematic advertisement proposals shown on the submitted plans, specifications and samples of any proposed attachments (including signage) to the York Street façade shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and appearance of Clitheroe Conservation Area and the setting of listed buildings in the street scene.

6. Notwithstanding the proposed fully glazed doorway to Retail Unit 1 shown on the submitted plans, specifications for a partially glazed doorway sympathetic to the late C19/early C20 character of the building shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

REASON: In order to safeguard the character and appearance of Clitheroe Conservation Area and the setting of listed buildings in the street scene.

7. Precise specifications of cart door glazing and framing (including a cross-section drawing showing glazing set back as far as possible in the reveal) shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

REASON: In order to safeguard the character and appearance of Clitheroe Conservation Area and the setting of listed buildings in the street scene.

8. The use of the retail premises in accordance with this permission shall be restricted to the hours between 08:45am to 18:00pm on weekdays and on Saturdays and there shall be no operation on Sundays or bank holidays.

REASON: Reason: To comply with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version and in order to safeguard residential amenities.

(Councillors I Brown and G Mirfin declared an interest in the next item of business and left the meeting).

2. APPLICATION NO: 3/2016/0029/P (GRID REF: SD368073 432682)  
PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 6 BUNGALOWS AND ASSOCIATED WORKS, REMOVAL OF EXISTING ARCH CANOPY AND ALTERATIONS TO EXISTING RESIDENTS LOUNGE AREA AT LAND TO THE REAR OF SHOWLEY COURT, CLAYTON-LE-DALE

The Head of Planning Services reported one additional letter received via the Parish Council.

GRANTED subject to the following conditions:

*Time Limits*

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

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

*Drawings and Details*

2. The development hereby permitted shall be carried out in accordance with the following approved plans, drawing references:

<b>Plan Ref:</b>	<b>Title:</b>	<b>Received On:</b>
	Location Plan 14-2025-PN005	
	Proposed Site Layout Plan 14-2025-PN001 REV B	23/02/16
	Elevations to residents lounge 14-2025- PN006 REV B	23/02/16
	Floor plans and elevations to bungalows 14- 2025-PN002 REV A	13/01/16

REASON: To clarify the plans and agreed amendments to which this permission relates.

### *Amenity*

3. This permission shall relate to Construction Method Management Plan 14-2025 submitted with the application. Construction of the development shall not be carried out otherwise than in accordance with the approved Construction Management Plan.

REASON: To protect the residential amenities of the locality and in the interest of highway safety to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

### *Drainage*

4. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve each building, in accordance with the approved details.

This development shall be completed maintained and managed in accordance with the approved details.

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

5. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

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

### *Materials and landscaping*

6. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on the approved

plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials prior to first occupation.

REASON: To ensure the materials to be used are appropriate to the locality in the interests of visual amenity and in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

7. Notwithstanding the landscaping details submitted on Drawing Number 14-2025-PN001 rev A, prior to the commencement of development a satisfactory programmed landscaping scheme which shall include hard and soft surfacing, planting of the development.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

The hard landscaping and boundary treatment shall be implemented in accordance with the approved details prior to the first occupation of the development and retained thereafter at all times.

REASON: In the interests of visual amenity, habitat enhancement and species protection in accordance with Key Statement EN2 and EN4, and Policies DMG1, DME1, and DME2 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Goode spoke in favour of the above application. Councillors I Brown and G Mirfin returned to the meeting).

3. APPLICATION NO: 3/2015/0943/P & 3/2015/0944/P  
(GRID REF: SD 374128 441359)  
PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE RENOVATION AND CONVERSION OF GRADE II LISTED BUILDING PROPERTY TO CREATE KITCHENS, RESTAURANT, BAR, 31 ROOM APARTMENT HOTEL ACCOMMODATION, BREWERY WITH RETAIL OUTLET, BAKERY, FUNCTION ROOM, OFFICES, RETAIL UNITS AND GYM AND SPA LEISURE COMPLEX AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services reported that the Lancashire Lead Flood Authority had no objections. He also reported upon recent meetings and correspondence with the applicant's agent and confirmed that the current figure required by the Lancashire County Council was 88 spaces on site. During the meetings held, suggestions on how more parking spaces could be gained by

redesign or revised use had been discussed, including the possible non-use of office space. The County Surveyor had not been re-consulted on these suggestions.

MINDED TO APPROVE to go back to Committee following officer/applicant discussions on the conditions.

(Mr Warburton spoke in favour of the above application. Councillors A Knox and M Robinson were given permission to speak on the above application).

635 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:

636 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0266	Primrose Works Primrose Road Clitheroe	20/8/15	18	With Applicants Solicitor
3/2015/0895	Land at Higher Standen Farm Clitheroe	17/12/15		With Applicants Solicitor
3/2015/0495	Land at Worthalls Farm Westfield Ave Read	11/2/15	5	With Planning

637 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0972/P	10 bedroom two storey extensions to existing care home	Haydock Nursing Home Pleckgate Road Ramsgreave

638 APPEALS UPDATE

<u>Application</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0697 R	29/06/15	Land adj Clitheroe Road West Bradford	WR		Awaiting decision
3/2014/0846 R	12/08/15	Land at 23-25 Old Row, Barrow	Hearing	18/11/15 20/01/16	Adjourned until 11/05/16

<u>Application</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2014/0183 R	13/08/15	Land at Malt Kiln Brow, Chipping	Hearing	Provisionally 15/03/16	Awaiting decision
3/2014/0226 R	13/08/15	Kirk Mill and Kirk House, Chipping	Hearing	Linked with 3/2014/0183	Awaiting decision
3/2015/0200 R	23/09/15	Land rear of Beech Cottage Lovely Hall Lane Copster Green	Hearing	15/12/15	Appeal Dismissed 11/02/16
3/2015/0565 R	24/09/15	Coach House Main Street Bolton by Bowland	WR		Appeal Dismissed 06/02/16
3/2015/0566 R	24/09/15	Coach House Main Street Bolton by Bowland	WR	Linked with 3/2015/0565	Appeal Dismissed 06/02/16
3/2015/0517 R	07/10/15	Wolfen Hall Fish House Lane Chipping	WR		Appeal Allowed 10/02/2016
3/2015/0518 R	07/10/15	Wolfen Hall Fish House Lane Chipping	WR	Linked with 3/2015/0517	Appeal Allowed 10/02/2016
3/2015/0016 R	29/10/15	Cowley Brook Fm Higher Road Longridge	WR		Appeal Dismissed 25/02/16
3/2014/1025 R	18/11/15	Rattenclough Fm Wesley Street Sabden	WR		Awaiting Decision
3/2015/0578 R	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Awaiting Decision
3/2015/0453 R	03/12/15	Cherry Tree Farm Chipping Rd Chaigley	WR		Appeal Dismissed 11/02/16
3/2015/0211 R	30/11/15	Land between 52/54 Knowsley Rd, Wilpshire	WR		Awaiting Decision
3/2015/0734 U	Awaiting start date from PINS. Agent has deliberately made the appeal invalid to use as a threat (see email from Miss Robinson)	New Hall Barn Blackburn Road Ribchester			
3/2015/0898 R	5/02/201	Corner Way Church Lane Mellor	HH		Awaiting Decision

<u>Application</u>	<u>Date Received</u>	<u>Applicant Proposal/Site</u>	<u>Type of Appeal</u>	<u>Date of Inquiry/Hearing</u>	<u>Progress</u>
3/2015/0594 R	26/01/16	4 Southport Barn Cottages, Sawley	HH		Awaiting Decision
3/2015/0385 R	29/01/16	Land east of Clitheroe Road Whalley	WR		Statement due 04/03/16
3/2015/0749 R	03/02/16	Lane Ends Cottage Huntingdon Hall Lane, Ribchester	HH		Awaiting Decision
3/2015/0886 R	Awaiting start date from PINS	Barraclough Cottage Whalley Road Pendleton			
3/2015/0647 R	16/02/16	Pinfold Fm Barn Preston Rd Ribchester	WR		Statement due 22/03/16
3/2015/0910 U	Awaiting start date from PINS	Primrose House Primrose Rd Clitheroe	HH		
3/2016/0050 R	22/02/16	Land adj Newton Village Hall Main St, Newton	WR		Statement due 28 March 2016
3/2015/0978 R	Awaiting start date from PINS	Hetton House Eastham Street Clitheroe	HH		

639 CAPITAL PROGRAMME 2016/2017

The Director of Resources submitted a report for Committee's information of the schemes that had been approved for inclusion in the capital programme for this Committee for the 2016/2017 financial year. For this Committee, there was one scheme approved in the 2016/2017 capital programme; the introduction of planning portal link to the planning application system and planning system update totalling £30,200.

RESOLVED: That the report be noted.

640 APPEALS

- a) 3/2015/0200/P – demolish 19 Albany Drive and erect up to 9 dwellings, all matters reserved except access at land rear of Beech Cottage, Lovely Hall Lane, Copster Green – appeal dismissed.
- b) 3/2015/0517/P and 3/2015/0518/P – rear extension and formation of garden at Wolfen Hall, Chipping – appeals allowed with conditions.
- c) 3/2015/0565/P and 3/2015/0566/P – single storey extension to the rear at Coach House, Main Street, Bolton-by-Bowland – appeal dismissed.



- d) 3/2015/0453/P – conversion of Brook Wood Barn into a single residential property at Brook Wood Barn – appeal dismissed.
- e) 3/2015/0016/P – change of use of a barn to form 2no dwellings and layout of off-street parking at Cowley Brook Farm, Higher Road, Longridge – appeal dismissed.

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#### REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8pm.

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