

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 April 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
S Knox	R Thompson

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

Also in attendance: Councillor J Alcock, N Walsh and G Scott (arrived 7.15pm).

### 715 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Rogerson and L Graves.

### 716 MINUTES

The minutes of the meeting held on 17 March 2016 were approved as a correct record and signed by the Chairman.

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

There were no pecuniary and non-pecuniary declarations of interest.

### 718 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0903/P (GRID REF: SD) 374095 442174)  
APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOLLOWING PLANNING PERMISSION 3/2011/0892 APPROVED ON APPEAL AT LAND OFF MILTON AVENUE, CLITHEROE

GRANT planning permission subject to the conditions below, defer and delegate the issuing of the decision to the Director of Community services upon receipt of acceptable house designs and completion of the deed of variation in respect of the legal agreement (Unilateral Undertaking):

### *Drawings and details*

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.

### *Materials and Landscaping*

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. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the dwellings hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. 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 (Adopted Version).

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 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.

6. Prior to the commencement of the development, precise details of the dedicated refuse collection points 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 development allows for the adequate provision for the storage and collection of domestic waste in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

7. Prior to the commencement of the development details of refuse/enclosed cycle storage provision for plots 10–13 and 16-19 Planning Layout (PL16) shall have been submitted to and approved by the Local Planning Authority. The approved details shall be implemented as part of the development and be made available for use prior to the aforementioned plots being first occupied.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic waste and encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

#### *Trees and Ecology*

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

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such

dwelling/building is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy (Adopted Version).

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing trees and hedging shown on drawing Planning Layout (PL16) (except those shown to be removed on the approved plan), shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

#### *Highways*

10. 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 in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

11. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

12. No part of the development shall be commenced until the visibility splays measuring 2.4 metres by 25 metres in both directions to be provided, measured along the centre line of the proposed new road from the continuation of the nearer edge of the existing carriageway of Milton Avenue, 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 is provided in the interest of highway safety for both construction vehicles and future occupiers in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

13. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and for communal use only no spaces reserved for individual dwellings.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

15. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Milton Avenue. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last house, and the developer shall make good any damage to Milton Avenue to return it to the pre-construction situation as required.

REASON: To maintain the construction of Milton Avenue in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

16. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.

REASON: To ensure the highway is retained to an acceptable standard in the interest of highway safety in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

#### INFORMATIVES

1. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
2. The highway is not to an adoptable layout and will remain private. It is advised the carriageway construction is based on the Lancashire County Council Specification for estate roads 2011 edition. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "construction of estate roads".

2. APPLICATION NO: 3/2016/0079/P (GRID REF: SD374791 437678)  
EXTENSION TO EXISTING BUILDING TO CREATE A CATTERY AND STABLES, CONSTRUCTION OF MANEGE, MIDDEN AND ACCESS ARRANGEMENTS. RESUBMISSION OF PLANNING APPLICATION 3/2015/0571 AT FOUR ACRES, PENDLETON ROAD, WISWELL

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:

Location Plan (1:1250)  
AVS – 02 – 01 Rev B  
AVS – 02 – 02 Rev B (amended plan received 02/03/16)  
AVS – 02 – 03 (amended plan received 24/03/16)  
BTC840-TCP

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

### *Drainage*

3. No development shall take place until detail of the drainage system for the proposed manège have been submitted to and approved in writing by the Local Planning Authority. The manege shall be constructed in accordance with the approved details before being first brought into use.  
REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

### *Materials and landscaping*

4. Notwithstanding any description of materials in the application no above ground works shall be commenced until samples or full details of the materials to be used on the cattery/stable building and the surface of the manège have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and only the materials so approved shall be used, in accordance with any terms of such approval.

REASON: In order to secure a satisfactory appearance in the interests of maintaining the openness and visual amenity of the open countryside in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the details submitted on Drawing Number AVS – 02 -02 REV B, within 3 months of development first taking place details of the position, height, design, materials and finish to be used in the construction of all boundary treatments around and within the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the any part of the development hereby approved is first brought into use and shall be retained thereafter.

REASON: In order to secure a satisfactory appearance in the interests of maintaining the openness and visual amenity of the open countryside in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the landscaping details submitted on Drawing Number AVS – 02 -02 REV B, within three months of development first taking place, details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The scheme of planting, as approved, shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

REASON: In order to preserve the openness and visual amenity of the open countryside and to ensure a sympathetic relationship with the surrounding landscape in accordance with the requirements of Ribble Valley core Strategy Policies DME1 and DME2 and the NPPF.

### *Lighting*

7. No external lighting shall be installed on the building, within the manege or elsewhere on the site unless details of any such lighting have first been submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with the Ribble Valley Core Strategy Policy DMG1.

### *Highways*

8. Prior to commencement of any development, visibility splays measuring 2.4 metres by 33 metres in both directions shall to be provided, measured along the centre line of the access road from the continuation of the nearer edge of the existing carriageway of Pendleton Road, 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 site access/entrance in the interest of highway safety in accordance with Ribble Valley Core Strategy Policy DMG3.

9. Notwithstanding the details submitted on Drawing Number AVS – 02 -02 REV B, the cattery, stables and manège hereby approved shall not be brought into use until all car parking areas, vehicle manoeuvring areas and hardstanding areas within the site have been constructed in accordance with a specification which has first been submitted to and approved in writing by the Local Planning Authority, the duly approved parking, manoeuvring and hardsurfacing areas shall be retained as such thereafter.

REASON: In order to ensure an appropriate treatment to the external surfaces of hardstanding areas within the site in the interests of road safety and to preserve the openness and visual amenity of the open countryside in accordance with the requirements of Ribble Valley Core Strategy Policies DMG1, DMG3 and DME2, and the NPPF.

### *Amenity*

10. The manège hereby approved shall only be used by horses housed within the stable building hereby approved by this permission, and shall not be used as a separate commercial business.



REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

11. The manège hereby approved shall only be used between the hours of 08:00 – 19:00 on any day.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

12. The cattery hereby approved shall not be open to the public/customers, except between the hours of 08:00 – 10:00 and 16:00 – 18:00 Monday to Friday, between 08:00 – 10:30 on Saturday and by appointment only on Sunday between the hours of 09:00 – 17:00.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

13. The cat balconies shall only be operation between the hours of 09:00 – 18:00 on any day, and no access to these balconies will be allowed outside of these hours.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

14. Within three months of the commencement of development on site, a detailed noise mitigation scheme, including specifications of the noise insulation measures, window details and cavity walls, shall be submitted for the written approval of the Local Planning Authority. The duly approved noise mitigation scheme shall be implemented in full prior to the cattery use hereby approved commencing, and retained as such thereafter.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

15. Prior to the building hereby approved being first brought into use, a detailed management plan for the storage and disposal of manure/waste shall be submitted to and approved in writing by the LPA. The use of the building shall thereafter be carried out in strict accordance with the details contained within the duly approved management plan.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

*Trees and ecology*

16. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing trees shown on drawing BTC840-TCP (except those shown to be removed on the approved plan), shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

17. No development shall take place until details of the provision of five artificial swallow bird nesting boxes have been submitted to, and approved in writing by the Local Planning Authority. The details of the exact siting of the bird boxes shall be submitted on a site plan and the boxes shall be installed in accordance with the agreed details within two months of the building being first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

3. APPLICATION NO: 3/2015/0794/P (GRID REF: SD373296 436010)  
DEMOLITION OF EXISTING INDUSTRIAL UNITS AND CONSTRUCTION OF A  
PAY AND DISPLAY CAR PARK AT ABBEY WORKS, KING STREET,  
WHALLEY

WITHDRAWN

4. 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 informed Committee of several modifications that have been made to the conditions.

GRANTED subject to the following conditions:

*Time Limit*

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

*Plans and Further Details*

2. The approval relates to drawing numbers:

<b>Dwg No</b>	<b>Drawing Title</b>	<b>Rev</b>
14/59 00	Location Plan	A
14/59 Ex 0	Existing Site Plan	A
14/59 Ex 1	1823 Spinning Mill - Existing Ground Floor Plan	B
14/59 Ex 2	1823 Spinning Mill - Existing First Floor Plan	B
14/59 Ex 3	1823 Spinning Mill - Existing Second Floor Plan	B
14/59 Ex 4	1823 Spinning Mill - Existing Third Floor Plan	B
14/59 Ex 5	New Mill - Existing Ground Floor Plan	B
14/59 Ex 6	New Mill - Existing First Floor Plan	B
14/59 Ex 7	New Mill - Existing Second Floor Plan	B
14/59 Ex 8	New Mill - Existing Third Floor Plan	B
14/59 Ex 9	Weaving Shed - Existing Ground Floor Plan	B
14/59 Ex 10	Weaving Shed - Existing Roof Plan	B
14/59 Ex 20	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 21	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 22	New Mill - Existing Elevations 1/2	B
14/59 Ex 23	New Mill - Existing Elevations 2/2	B
14/59 Ex 24	Weaving Shed - Existing Elevations 1/1	B
14/59 PH01	Phasing Plan	A
14/59 PL 1	Overall Site Plan	E
14/59 PL 2	Gate House	B
14/59 PL 3	Boundaries	C
14/59 PL 10	1823 Spinning Mill - Proposed Ground Floor Plan	B
14/59 PL 11	1823 Spinning Mill - Proposed First Floor Plan	B
14/59 PL 12	1823 Spinning Mill - Proposed Second Floor Plan	B
14/59 PL 13	1823 Spinning Mill - Proposed Third Floor Plan	B
14/59 PL 14	1823 Spinning Mill - Proposed Roof Plan	B
14/59 PL 15	1823 Spinning Mill - Ground Floor Demolition Alteration and Drainage Plan	B
14/59 PL 16	1823 Spinning Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 17	1823 Spinning Mill - Second Demolition, Alteration and Drainage Plan	B
14/59 PL 18	1823 Spinning Mill - Partition / Lining Details	B
14/59 PL 20	New Mill - Proposed Ground Floor Plan	D

14/59 PL 21	New Mill - Proposed First Floor Plan	
14/59 PL 22	New Mill - Proposed Second Floor Plan	B
14/59 PL 23	New Mill - Proposed Third Floor Plan	B
14/59 PL 24	New Mill – Proposed Roof Plan	B
14/59 PL 25	New Mill - Ground Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 26	New Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 27	New Mill - Second Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 28	New Mill – Third Floor Demolition Alteration and Drainage Plan	B
14/59 PL 30	Weaving Shed - Proposed Ground Floor Plan	C
14/59 PL 31	Weaving Shed - Proposed First Floor Plan	C
14/59 PL 32	Weaving Shed - Proposed Second Floor Plan	B
14/59 PL 33	Weaving Sheds - Ground Floor Demolition and Alterations Plan	B
14/59 PL 34	Weaving Sheds - First Floor Demolition and Alterations Plan	B
14/59 PL 100	1823 Spinning Mill - Proposed Elevations 1/2	C
14/59 PL 101	1823 Spinning Mill - Proposed Elevations 2/2	C
14/59 PL 200	New Mill - Proposed Elevations 1/3	B
14/59 PL 201	New Mill - Proposed Elevations 2/3	B
14/59 PL 202	New Mill - Proposed Elevations 3/3	D
14/59 PL 300	Weaving Shed - Proposed Elevations 1 of 2	

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.

The development shall be carried out in strict accordance with the approved details prior to the use hereby approved becoming operative 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 in accordance with Policies DMG1 and DME3 of the Core Strategy Adopted Version.

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the section details shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles/systems and materials. 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 Policies DMG1 and DME3 of the Core Strategy Adopted Version.

#### *Detailed Design*

5. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 Policies DMG1 and DME4 of the Core Strategy Adopted Version.

#### *Refuse & Waste*

6. Prior to the commencement of development plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles, shall be submitted to and approved in writing by the Local Planning Authority. Such provision as is agreed shall be implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.

REASON: In order that the Council may be satisfied that adequate provision for the storage and collection of waste will be provided on site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

#### *Deliveries*

7. No deliveries shall take place unless and until a service yard and deliveries management plan for the site has been submitted to and approved in writing by the local planning authority. Servicing and deliveries shall thereafter take place in accordance with the approved management plan at all times unless otherwise agreed in writing by the local planning authority.

REASON: To manage conflicts between customers and deliveries/servicing of the units and to safeguard the living conditions of occupiers of nearby dwellings and in order to protect the amenities of the occupiers of nearby properties and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### *Phasing*

8. The development hereby permitted shall be carried out in accordance with the approved Phasing Programme (shown on drawing no. 14/59/PH01 Revision A). Development shall occur in a sequential manner as proposed in the Phasing Programme, unless otherwise agreed in writing by the local planning authority.

REASON: In order to secure the programming and phasing of, and an orderly pattern to, the development.

9. Development of Phase 1 of the development shall be undertaken in accordance with the approved 'Phase 1 Construction Method Statement'. Each subsequent phase of the development shall be undertaken in accordance with a construction method statement, which shall have first been submitted to, and approved in writing by, the local planning authority.

REASON: In order to satisfy the Local Planning Authority that construction works can be adequately controlled and the effects mitigated.

### *Highways*

10. No part of the new development hereby approved shall be occupied or opened for trading until a scheme for the construction of the site access and the off-site works of highway improvement has been approved in writing by the Local Planning Authority and such approved works have been implemented in full, or in accordance with a timetable agreed in writing by the local planning authority.

REASON: In order that the any necessary highway improvement works have been implemented prior to the development being brought into use, so as to avoid adverse effects on highway safety.

11. Prior to the use of the service access on Woone Lane, a scheme for ensuring safe access and egress to the public highway shall be submitted to and agreed in writing by the local planning authority. No deliveries in relation to the approved development shall take place unless and until a service yard and deliveries management plan for the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented and maintained whilst the use remains in operation. Other than in the case of an emergency, the accesses on Woone Lane and Greenacre shall not be used for servicing during the hours of 0830 – 0900 and 1500-1545 on weekdays during school term time.

REASON: In order to ensure safe operation of the service access to the site, and to avoid adverse effects on highway safety, in particular potential conflict between users of the service access and other road users and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

12. The car parking identified on the approved plans shall be appropriately surfaced or paved in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority. The approved scheme which shall include details of manoeuvring area shall be implemented and the spaces available for use before the development hereby approved is first brought into use.

REASON: To ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

13. A Framework Travel Plan including a strategy and timetable for implementation of the requirements of the approved 'Framework Travel Plan' shall be submitted to and approved in writing by, the Local Planning Authority within 6 months of this consent with each individual element of the scheme brought on line and operating within 3 months of the operator opening for business. The strategy shall include details of the provision of staff car parking, as well as the method of implementation and monitoring including a timetable. The agreed strategy shall be implemented in accordance with these agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of road safety and reducing vehicular traffic to the development and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

14. Full details of the Woone Lane personnel doors and service yard gates shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

#### *Drainage*

15. The development hereby permitted shall only be carried out in accordance with the recommendations within Flood Risk Assessment (FRA) 2015-028-REV C. The mitigation measures shall be fully implemented prior to the development being first brought into use.

REASON: To prevent flooding elsewhere and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

16. The scheme for dealing with foul and surface water drainage identified in Flood Risk Assessment (FRA) 2015-028-REV C shall be completed prior to the new development being first brought into use.

REASON: To ensure a satisfactory method of dealing with drainage from the development site and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

17. Prior to each phase of development approved by this planning permission, a scheme for dealing with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the local planning authority. Such schemes shall include:
  1. A preliminary risk assessment which has identified
    - all previous uses;
    - potential contaminants associated with those uses;
    - a conceptual model of the site indicating sources, pathways and receptors; and
    - potentially unacceptable risks arising from contamination at the site.
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

A completed validation report, detailing all remediation works carried out for each phase of development, shall be submitted and approved by the Local Planning Authority prior to the particular phase of development being brought into use.

REASON: In order to protect the health of the occupants of the new development and in order to prevent contamination of the controlled waters and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

18. No development shall commence until details of the design, implementation, maintenance and management of a formal surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include, as a minimum:
  - a) Demonstration that surface water run-off will not exceed pre-development run-off rates and volumes. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.



- b) Information about the design storm period and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
- c) Details of any mitigation measures to manage surface water
- d) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- e) Overland flow routes and flood water exceedance routes, both on and off site. For the avoidance of doubt, overland flow routes and flood water exceedance routes must be directed away from properties and critical infrastructure, and surface water from the development site must be contained within the red line boundary.
- f) A timetable for implementation;
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

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

REASON: To ensure that the proposed development can be adequately drained. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system.

19. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:
- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
  - b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
    - i. on-going inspections relating to performance and asset condition assessments.
    - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets

- or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) means of access for maintenance and easements where applicable.

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

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development; to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

### *Amenity*

20. Prior to the proposed development being brought into use, all remedial works to limit noise from the site shall be carried out, in accordance with the Noise Assessment by Miller Goodall dated January 2015.

REASON: To safeguard the amenity of neighbouring properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

21. All fixed plant and equipment used within the development should be designed to give a rating level (as defined in BS4142:2014) no greater than 5dB above the night time  $L_{AF90(5min)}$  or the daytime  $L_{AF90(1\ hour)}$  whichever is the most appropriate, when measured 4 metres from the nearest residential properties. The plant noise emission limits shall not exceed:-

- Day: 48 dB LAeq
- Night: 33 dB LAeq

Within one month of the use hereby approved being operational an assessment (including tonal assessment) of the operational noise levels shall be submitted to the Local Planning Authority with recommendations and a program of works and timings to comply with the above limits and attenuate any specific tones as identified. The approved recommendations shall be carried out within the approved timescale.

REASON: To protect the amenities of occupiers of nearby properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

### *External Lighting*

22. Notwithstanding the submitted plans no building shall be occupied until details of all artificial lighting (including building mounted external lighting) has

been submitted, the details of which shall include the location of application type, location of lighting, the light direction and intensity.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the core strategy adopted version.

23. Prior to commencement of development a detailed lighting specification, including luminance levels, for the glazing to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall demonstrate how the illuminance of the glazed area will be minimised during nocturnal hours and shall include the accurate modelling of potential light spill. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

#### *Materials*

24. Full details of the floor surfaces, street furniture which shall include details of cycle rails and lighting columns to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority prior to use in the development. Development shall only proceed in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

25. Notwithstanding any details provided with the application, details of the glazing system and roof construction to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority prior to construction. Only those approved details shall form part of the proposed development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

26. Full details of the positioning and appearance of plant, ventilation grilles, ducts and pipework, rainwater goods on the building shall be submitted to and approved in writing by the Local Planning Authority prior to their

installation. Only those approved details shall form part of the proposed development.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and the setting of the area and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

27. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 Policies DMG1 and DME4 of the Core Strategy Adopted Version.

**Note:** Comprehensive definitions of Framework Travel Plan, Full Travel Plan and required components of a Travel Plan are available from Lancashire County Council's Business Travel Plan web pages. Practical support and assistance with Travel Planning can also be accessed via these pages.

<http://www.lancashire.gov.uk/corporate/web/?siteid=6698&pageid=42669&e=e>

**3/2015/0944 Listed Building Consent should be granted subject to the following conditions:**

1. The works hereby permitted must be begun not later than the expiration of 3 years beginning with the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in accordance with the following approved plans:-

<b>Dwg No</b>	<b>Drawing Title</b>	<b>Rev</b>
14/59 00	Location Plan	A
14/59 Ex 0	Existing Site Plan	A
14/59 Ex 1	1823 Spinning Mill - Existing Ground Floor Plan	B
14/59 Ex 2	1823 Spinning Mill - Existing First Floor Plan	B
14/59 Ex 3	1823 Spinning Mill - Existing Second Floor Plan	B
14/59 Ex 4	1823 Spinning Mill - Existing Third Floor Plan	B
14/59 Ex 5	New Mill - Existing Ground Floor Plan	B
14/59 Ex 6	New Mill - Existing First Floor Plan	B
14/59 Ex 7	New Mill - Existing Second Floor Plan	B
14/59 Ex 8	New Mill - Existing Third Floor Plan	B
14/59 Ex 9	Weaving Shed - Existing Ground Floor Plan	B
14/59 Ex 10	Weaving Shed - Existing Roof Plan	B

14/59 Ex 20	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 21	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 22	New Mill - Existing Elevations 1/2	B
14/59 Ex 23	New Mill - Existing Elevations 2/2	B
14/59 Ex 24	Weaving Shed - Existing Elevations 1/1	B
14/59 PL 1	Overall Site Plan	F
14/59 PL 2	Gate House	B
14/59 PL 3	Boundaries	C
14/59 PL 10	1823 Spinning Mill - Proposed Ground Floor Plan	B
14/59 PL 11	1823 Spinning Mill - Proposed First Floor Plan	B
14/59 PL 12	1823 Spinning Mill - Proposed Second Floor Plan	B
14/59 PL 13	1823 Spinning Mill - Proposed Third Floor Plan	B
14/59 PL 14	1823 Spinning Mill - Proposed Roof Plan	B
14/59 PL 15	1823 Spinning Mill - Ground Floor Demolition Alteration and Drainage Plan	B
14/59 PL 16	1823 Spinning Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 17	1823 Spinning Mill - Second Demolition, Alteration and Drainage Plan	B
14/59 PL 18	1823 Spinning Mill - Partition / Lining Details	B
14/59 PL 20	New Mill - Proposed Ground Floor Plan	D
14/59 PL 21	New Mill - Proposed First Floor Plan	C
14/59 PL 22	New Mill - Proposed Second Floor Plan	B
14/59 PL 23	New Mill - Proposed Third Floor Plan	B
14/59 PL 24	New Mill – Proposed Roof Plan	B
14/59 PL 25	New Mill - Ground Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 26	New Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 27	New Mill - Second Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 28	New Mill – Third Floor Demolition Alteration and Drainage Plan	B
14/59 PL 30	Weaving Shed - Proposed Ground Floor Plan	C
14/59 PL 31	Weaving Shed - Proposed First Floor Plan	C
14/59 PL 32	Weaving Shed - Proposed Second Floor Plan	B
14/59 PL 33	Weaving Sheds - Ground Floor Demolition and Alterations Plan	B
14/59 PL 34	Weaving Sheds - First Floor Demolition and Alterations Plan	B
14/59 PL 100	1823 Spinning Mill - Proposed Elevations 1/2	C
14/59 PL 101	1823 Spinning Mill - Proposed Elevations 2/2	C
14/59 PL 200	New Mill - Proposed Elevations 1/3	B
14/59 PL 201	New Mill - Proposed Elevations 2/3	B
14/59 PL 202	New Mill - Proposed Elevations 3/3	D
14/59 PL 300	Weaving Shed - Proposed Elevations 1 of 2	

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Notwithstanding any details provided with the application, details of the glazing system and roof construction to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority prior to construction. Only those approved details shall form part of the proposed development.

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 Policies DMG1 and DME3 of the Core Strategy Adopted Version.

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the section details shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles/systems and materials. 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 Policies DMG1 and DME3 of the Core Strategy Adopted Version.

5. Details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.”

The development shall be carried out in strict accordance with the approved details prior to the use hereby approved becoming operative unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the appearance of the development is appropriate to the character of the listed building and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

6. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part of the 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 Policies DMG1 and DME4 of the Core Strategy Adopted Version.

7. Within 12 months of the proposed development first being brought into use, a programme and method statement for the restoration of the redundant ‘cross-compound horizontal engine’ shall be submitted to the local planning

authority for approval. Such works shall be implemented in accordance with the approved programme.

REASON: To help to secure the appropriate conservation of the redundant engine within the development site and to ensure the satisfactory conservation of this part of the heritage asset within the context of the wider redevelopment and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

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

6. APPLICATION NO: 3/2016/0149 (GRID REF: SD 368419 437964)  
PROPOSED NEW DWELLING WITH VEHICULAR ACCESS FROM AVENUE ROAD AND PDESTRIAN ACCESS FROM THE DENE, HURST GREEN

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of a new dwelling in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to perpetuating an unsustainable pattern of development in a location that does not benefit from adequate walkable access to local services or facilities, placing further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development.
2. The proposal, by virtue of its scale, external appearance and level and extent of development proposed, would result in an incongruous form of development that fails to respond positively to or enhance the immediate context, being of detriment to the visual amenity and character of the area and of detriment to the character and appearance of the Hurst Green Conservation Area, contrary to Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.
3. The proposal is considered contrary to Key Statement EN4 of the Ribble Valley Core Strategy in that applicant has failed to demonstrate that impact of the development would be suitably mitigated and result in a net enhancement of biodiversity. It is further considered that the proposal is contrary to Policies DME2 and DME3 of the Ribble Valley Core Strategy insofar that the submitted supporting information fails to demonstrate, take account of or assess the potential impacts upon trees and hedgerow or the potential for negative impacts upon species of conservation concern.
4. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals, without sufficient justification, which cumulatively would have an adverse impact on the

implementation of the Development Strategy for the Borough leading to unsustainable patterns of development, contrary to the interests of the proper planning of the area in accordance with core principles and policies of the National Planning Policy Framework.

(Mr Hitchen spoke in favour of the above application. Councillor J Alcock was given permission to speak on the above application).

719 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:

720 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 Legal & Lancashire County Council
3/2015/0495	Land at Worthalls Farm, Westfield Avenue, Read	11/2/15	5	With Planning

721 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0034	Erection of one new dwelling-house	Land adj 2 Harewood Avenue Simonstone
3/2016/0070	Replacement of existing catering unit and replacement of existing toilet	Woody's Café Layby adj Sawley Grange A59, Sawley
3/2016/0102	Application for consent to display an advertisement sign	Woody's Café Layby adj Sawley Grange A59, Sawley
3/2016/0139	Removal of condition 2 (arena use) of planning permission 3/2005/0158	Alston Lane Arena Alston Lane, Longridge



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## 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>
3/2014/0697 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
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
3/2014/1025 R	18/11/15	Rattenclough Farm, Wesley Street, Sabden	WR		Awaiting Decision
3/2015/0578 R	24/11/15	Oakfield Longsight Rd Clayton le Dale	WR		Appeal Dismissed 17/03/2016
3/2015/0211 R	30/11/15	Land between 52 and 54 Knowsley Road Wilpshire	WR		Appeal Dismissed 07/03/16
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	5/02/2016	Corner Way Church Lane Mellor	HH		Appeal Dismissed 21/03/16
3/2015/0594 R	26/01/16	4 Southport Barn Cottages, Sawley	HH		Part Dismissed Part Allowed 24/03/16
3/2015/0385 R	29/01/16	Land east of Clitheroe Road, Whalley	WR		Awaiting Decision
3/2015/0749 R	03/02/16	Lane Ends Cottage, Huntingdon Hall Lane, Ribchester	HH		Appeal Withdrawn 7/3/2016

<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>
3/2015/0886 R	18/03/16	Barraclough Cottage, Whalley Road, Pendleton	WR		Statement due 22/04/16
3/2015/0647 R	16/02/16	Pinfold Farm Barn, Preston Rd, Ribchester	WR		Statement due 22/03/16
3/2015/0910 U	02/03/16	Primrose House, Primrose Rd, Clitheroe	HH		Statement due 06/04/16
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	14/03/16	Hetton House, Eastham Street, Clitheroe	HH		Awaiting Decision
3/2015/0492 R	Awaiting start date from PINS	Longridge C of E Primary School, Berry Lane, Longridge			
3/2015/0873 R	Awaiting start date from PINS	The Paddocks Stoneygate Lane Knowle Green			
3/2016/0095 R	Awaiting start date from PINS	Mayfield Ribchester Road Clayton le Dale			
3/2015/0571 R	16/03/16	Four Acres Pendleton Road Wiswell	WR		Statement due 20/04/16
3/2015/0159 C	Awaiting start date from PINS	Former Golf Driving Range Upbrooks Lincoln Way Clitheroe			

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#### LOCAL DEVELOPMENT PLAN – HOUSING AND ECONOMIC DPD

The Chief Executive submitted a report asking Committee to confirm proposed options for new housing and employment allocations, draft settlement and retail centre boundaries, other associated designations and to agree measures to progress the DPD. The Head of Regeneration and Housing informed Committee that having adopted the Core Strategy, the Council needs to address the delivery of the previously identified Housing and Economic Development Plan document, bringing forward proposals for specific land allocations needed to implement the

adopted Core Strategy. The next stage also facilitates the update of the proposals map reflecting the provisions of the Core Strategy and providing policy designations and constraints for development management purposes. The timetable in the LDF is based on each of the stages progressing smoothly, however it is the first key stage of public consultation (Regulation 18) that would provide a full measure of the range of issues and matters to be addressed and more importantly would identify the level of work involved to move forward.

The consultation stage and stakeholder engagement also provides an important opportunity to ensure that any gaps or further issues can be identified and either addressed or if more appropriate, left to a later plan review.

He reminded Committee that much of the necessary housing and employment land had been identified through the planning application process and that as such, fewer new sites needed to be identified to meet residual requirements. It would be important to reflect any significant changes where new development is approved to ensure residuals are reflected accurately, especially locations where approvals have addressed substantively the requirements and fewer additional sites are needed. The approach to the plan would focus on a number of key elements that would facilitate delivery of the Local Development Framework. The main areas of focus are on updating

- Settlement boundaries
- Identifying options for land for residual housing and employment requirements
- Establishing main retail/town centre boundaries for Clitheroe, Longridge and Whalley
- The designation of existing open spaces and in parallel updating the proposals map to reflect existing designations and constraints (such as AONB and Conservation Areas and environment designations) and existing commitments for housing and employment development that delivers the development strategy of the Core Strategy.

He reiterated that the plan needs to focus upon those areas where there is a residual requirement which should be reflected in the call for sites process. This was an opportunity to enable stakeholders to put forward sites to meet the requirement and was an important part of the process. However, it would mean effectively discounting for the purposes of the plan other locations that were put forward. These would however be held on file to use for any future wider update of the strategic housing land assessments.

The proposed settlement boundaries had been established following detailed resurvey of all the boundaries and a topic paper setting out the process was available. These would be published as part of the consultation documents. Similarly, a topic paper detailing the approach to the open space designations had also been prepared and would be published as part of the consultation.

The Council had employed consultants to review the retail and town centre issues; this review had raised no issues at significance but did undertake to define boundaries for the retail centres to implement the Core Strategy policies.

Separate papers were in the process of being prepared setting out the current position for housing and employment land matters. To inform the options for housing sites that could potentially be allocated for development, it had been decided to use the existing SHLAA information and the call for site process to establish form which allocations can be selected and tested further. Employment land options were based upon anticipated schemes that meet the development strategy and criteria of the Core Strategy reflecting current market interests. The Head of Regeneration and Housing did emphasise that in preparing options at this stage, it would not infer any commitment on the part of the Council to allocate or grant planning permission for any site which would still need to progress through due process. Members were invited to consider the proposed site options to be included in the issues and options consultation, together with the revised settlement boundaries and other designations. Once endorsed for consultation, officers would compile the information into a consultation format and publish this as part of the Regulation 18 statutory stage, once the formal sustainability appraisal had been undertaken. It was intended that the six week consultation would be commenced by the end of May.

Members asked various questions with regard to settlement boundaries, employment areas and the identification of open spaces.

RESOLVED: That Committee

1. authorise the Chief Executive to update and publish the Local Development Scheme as appropriate and required;
2. endorse the interim settlement boundaries for consultation as set out in the report and the proposed boundaries for Clitheroe, Longridge and Whalley centres as shown in the appendix to the report;
3. agree as options for consultation the proposed housing and employment sites included in the appendices to the report and endorse a focused call for sites exercise as part of the consultation process as set out in the report;
4. authorise the Chief Executive with the agreement of the Development Plan Working Group to update the proposals map as appropriate for the purposes of consultation and to include open space designations in accord with the findings of the evidence base research; and
5. authorise the Chief Executive to prepare the necessary consultation documents including the proposals map and publish the Regulation 18 issues and options stage report for a six week period of consultation following endorsement by the Development Plan Working Group as soon as is practicable.

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## APPEALS

- a) 3/2015/0211/P – New four bedroom detached dwelling at land between 52 and 54 Knowsley Road, Wilpshire – appeal dismissed.
- b) 3/2015/0578/P – Poultry unit at Oakfield, Longsight Road, Clayton-le-Dale – appeal dismissed.
- c) 3/2015/0898/P – Loft conversion with gable roof extension at Cornerways, Church Lane, Mellor – appeal dismissed.
- d) 3/2015/0594/P – Single storey extension and loft conversion at 4 Southport Barn Cottages, Sawley Road, Sawley:
  - appeal dismissed as it relates to the single storey extension;
  - appeal allowed insofar as it relates to the loft conversion subject to conditions.
- e) Appeal at Lane Ends Cottage, Huntingdon Hall Lane, Dutton – withdrawn.

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## REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.50pm.

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