

Minutes of Planning and Development Committee

Meeting Date: Thursday, 19 May 2016 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

A Brown	I Sayers
I Brown	R Sherras
L Graves	R Swarbrick
B Hilton	D Taylor
S Knox (6.36pm)	R Thompson
J Rogerson	

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

Also in attendance: Councillor M Fenton.

20 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, S Carefoot and M French.

21 MINUTES

The minutes of the meeting held on 14 April 2016 were approved as a correct record and signed by the Chairman.

22 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

23 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION NO: 3/2015/0614/P (GRID REF: SD 367954 432873)
TIMBER CONSERVATORY TO REAR BEER GARDEN; RE-LOCATION OF BEER STORE AND ADAPTATIONS TO EXISTING BEER STORE TO FORM NEW LOUNGE; EXTENSION OF KITCHEN AND BAR SERVICE AT BONNY INN, RIBCHESTER ROAD, CLAYTON LE DALE BB1 9HQ

The Head of Planning Services reported upon a change to condition 12 and an extra condition 15 regarding landscaping.

GRANTED subject to the following condition(s):

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. 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 drawing 841/PL/02 (Proposed Plans and Elevations) received 3rd May 2016.

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.

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. The external patio and seating area hereby permitted shall not be used for outdoor eating, drinking and smoking between the hours of 2200 and 0900.

REASON: In the interests of the amenities of neighbouring residents and to comply with Policy DMG1 of the Core Strategy.

5. Prior to the first use of the patio area hereby permitted, the 2m high acoustic fence on its eastern boundary shall have been extended north by 1.5m to the satisfaction of the Local Planning Authority. Thereafter, this fence shall be retained in situ permanently to the satisfaction of the Local Planning Authority.

REASON: In the interests of the amenities of neighbouring residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of works on the patio hereby approved, a scheme of planting of broad-leaved trees in the area to the north-east of the patio shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented wholly in accordance with the approved details in the first planting season following the first use of the patio, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree which is removed, or dies or becomes seriously damaged or diseased, by a species of similar size to those originally planted.

REASON: In the interests of visual amenity and the amenities of nearby residents and to comply with Policy DMG1 of the Core Strategy.

7. The raised planting beds used to enclose the outdoor seating area to the front of the building shall be a fixed height of no more than 650mm and there shall be no variation without the prior consent in writing of the Local Planning Authority.

REASON: To provide acceptable visibility for vehicles emerging onto the highway from the new access.

8. The existing access (to the west of the site) shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire Council Specification for Construction of Estate Roads concurrent with the formation of the new access.

REASON: To limit the number of access points to the site and maintain the proper construction of the highway.

9. The car park shall be surfaced or paved and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and to allow for the effective use of the parking areas.

10. The door to the rear of the conservatory shall not be used between the hours of 2200 and 0900. During these hours the doors shall be permanently closed unless required to be opened in the case of an emergency.

REASON: In the interests of the amenities of neighbouring residents and to comply with Policy DMG1 of the Core Strategy.

11. The full details of the refuse and recycling store shall be submitted to and approved in writing by the Local Planning Authority before the use of the premises hereby permitted becomes operative. The works shall then be carried out in accordance with the approved details and provided on site prior to the occupation of the development and maintained as such thereafter.

REASON: In the interests of the provision of adequate refuse and storage/collection facilities, of general and visual amenities and in accordance with Policy DMG1 of the Core Strategy.

12. Prior to the first use of the development as hereby permitted, a scheme of odour suppression shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a description of all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters and fans and the manufacturer's recommendations concerning frequency and type of maintenance. The approved equipment shall be installed in accordance with the approved details prior to the use hereby approved commencing and shall thereafter be operated at all times when cooking is

taking place and maintained in accordance with the manufacturer's instructions.

REASON: To protect the amenity of the occupants of neighbouring properties in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. Prior to the first use of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. The landscape buffer located on the western site boundary shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy.

15. The northern boundary of the car park shall be planted with a Lancashire hedgerow mix and the hedge shall be maintained to a height of between 1-1.5m at all times. Planting shall be carried out during the first planting season (October to March inclusive) following the first occupation of the approved development. Any plants which are found to be dead, damaged or dying during the first five years shall be duly replaced and the hedge thereafter retained.

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

(Mr Burns spoke in favour of the above application. Miss Levers spoke against the above application).

2. APPLICATION NO: 3/2016/0226/P (GRID REF: SD 372748 436398)
APPLICATION TO VARY CONDITION 2 (PLANS), REMOVAL OF CONDITION 5 (SUSTAINABLE HOMES), AND VARIATION OF CONDITION 21 (PRE COMMENCEMENT) OF PLANNING PERMISSION [APP/T2350/A/12/2188887(3/2012/0637)] FOR PROPOSED ERECTION OF 116NO. TWO, THREE, FOUR AND FIVE BEDROOM DWELLINGS AND 21NO. ONE BEDROOM BUNGALOWS, TOGETHER WITH ASSOCIATED LANDSCAPING, OPEN SPACE, DRAINAGE INFRASTRUCTURE, CAR PARKING AND ACCESS ROADS AT LAND OFF MITTON ROAD, WHALLEY

The Head of Planning Services reported three additional letters of objection; one that referred to Section 73.

That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (in the terms described within this report and subject to changes in CIL Regulations) within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

Commencement of Development

1. The development hereby permitted shall begin no later than 27th June 2016.

Drawings and Plans

2. This permission shall be implemented in accordance with the proposal as detailed on drawings:

Site location plan NW-09-16

Boundary Plan NW-09-17

Proposed Planning Layout - Plan NW-09-06F

House Type Portfolio Plans NW-09-07 Rev E (listed as follows):

House Type CE4 House Ref H421---5 planning 2 of 2

House Type CE4 House Ref H421---5 (Brick) planning 1 of 2

House Type CE4 House Ref H421---5 (Render) planning 1 of 2

House Type CE5 House Ref H431---5 (Render) planning 1 of 2

House Type CE5 House Ref H431---5 planning 2 of 2

House Type CE6 House Ref H431---5 (Brick) planning 1 of 2

House Type CE6 House Ref H431---5 planning 2 of 2

House Type CE7 House Ref H436--X5 planning 2 of 2

House Type CE7 House Ref H436--X5 (Brick) planning 1 of 2

House Type CE7 House Ref H436--X5 (Render) planning 1 of 2

House Type CE8 House Ref H455---5 planning 1 of 2

House Type CE8 House Ref H455---5 planning 2 of 2

House Type CE9 House Ref H469---5 planning 1 of 2

House Type CE9 House Ref H469---5 planning 2 of 2

House Type CE11 House Ref H500---5 planning 1 of 2

House Type CE11 House Ref H500---5 planning 2 of 2
 House Type CE13 House Ref H536---5 planning (Render) 1 of 2
 House Type CE13 House Ref H536---5 planning 2 of 2
 House Type CE15 House Ref H588---5 planning 1 of 2
 House Type CE15 House Ref H588---5 planning 2 of 2
 House Type CY1 House Ref P206---5 planning
 House Type CY2 House Ref SH35---5 Rev A (Brick) planning
 House Type CY2 House Ref SH35---5 Rev A (Brick) planning
 House Type CY2 House Ref SH35---5 Rev A (Render) planning
 House Type CY2 House Ref SH35---5 (Stone) planning
 House Type CY3 House Ref P231-W-5 (Brick) planning
 House Type CY4 House Ref P231-V-5 planning
 House Type CY6 House Ref P331---5 planning
 House Type CY7 House Ref P382---5 (Brick) planning
 House Type CY7 House Ref P382---5 (Stone) planning
 House Type CY8 House Ref H431---5 planning 1 of 2
 House Type CY8 House Ref H431---5 planning 2 of 2
 House Type CY8SP House Ref H431---5 (Stone) planning 1 of 2
 House Type CY8SP House Ref H431---5 planning 2 of 2
 House Type CY10 House Ref H455---5 (Stone) planning 1 of 2
 House Type CY10 House Ref H455---5 planning 2 of 2
 House Type CY11 House Ref H469---5 planning 1 of 2
 House Type CY11 House Ref H469---5 planning 2 of 2
 House Type CY12 House Ref SH27---5 (Brick) Rev A planning
 House Type CY12 House Ref SH27---5 (Stone) planning
 House Type CY13 House Ref Walsham planning
 House Type CY14 House Ref SH38---5 Rev A (Brick) planning
 House Type CY15 House Ref Walsham Splayed planning
 House Type CY16 House Ref P206-Stone planning
 House Type CY17 House Ref S341-Stone planning 1 of 2
 House Type CY17 House Ref S341-Stone planning 2 of 2
 House Type V1 House Ref Ruby planning
 House Type V2 House Ref Ruby planning
 House Type V3 House Ref Ruby planning
 Plan NW-09-11A Planning Plots 39-48 and 137
 Plan NW-09-12 Planning Drawing Plots 93-102
 Country Edge Garages planning drawings
 Courtyard Garages planning drawings
 Materials Plan NW-09-13E
 Colour Street Scenes Plan NW-09-14B

External Materials

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Energy Supply

4. Not less than 10% of the energy supply required for the development (after completion) shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on site. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

Flooding and Drainage

5. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment submitted by David Wilson Homes/RSK dated July 2012 and letter from RSK dated 30 August 2012 given reference number 880213/CW/L02.
6. No development other than the formation of the site access shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented, maintained and managed in accordance with the approved details prior to completion of the first dwelling for that phase of the development and adhered to at all times thereafter.
7. No development other than the formation of the site access shall take place until a strategy outlining the system of drainage for foul and sewage waste arising from the entire site has been submitted to the Local Planning Authority and approved in writing. This strategy shall include details of any necessary infrastructure including the foul water pumping station. The foul water pumping station shall have a maximum foul pumping rate set at no greater than 5 l/s and shall include sufficient foul storage to satisfy the design criteria outlined in SFA 6th edition. Thereafter the detailed schemes for foul and sewage waste disposal for the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition. No dwellings shall be occupied until the approved foul drainage scheme has been completed in accordance with the approved details.
8. No development shall commence on site until a scheme, hereinafter called the Sewer Approved Method Statement, for working near the sewers on site has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the Sewer Approved Method Statement, unless agreed otherwise in writing with the Local Planning Authority.

Landscaping, Trees and Nature Conservation

9. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs v) and

vi) below shall have effect until the expiration of 5 years from completion of the final phase of development:

- i) Before the development begins (including any site preparation works and the delivery of materials or any excavations) all trees and hedgerows identified for retention in the Tree Report dated July 2012 by Pinnacle Environment Ltd shall be protected in accordance with British Standard 5837 2012 (Trees in Relation to Demolition, Construction and Design), the details of which shall be agreed in writing by the Local Planning Authority and implemented in full. A Tree Protection Monitoring Schedule shall also be agreed and the tree protection measures shall be inspected by the Local Planning Authority before the site works are begun.
 - ii) During the building works, no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within tree Root Protection Areas. No impermeable surfacing shall be constructed within the Root Protection Areas.
 - iii) No disturbance, pruning or other arboricultural works to any retained tree identified within Table 3.2 of the Ecological Survey and Assessment dated July 2012 as suitable or with low to moderate potential for bat roosts shall take place until a detailed investigation by a qualified and licensed ecologist has taken place. The results of any investigation including details of any mitigation measures required, along with an implementation plan, shall be submitted to and approved in writing by the Local Planning Authority before any tree works take place.
 - iv) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
 - v) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be planted at such time as may be specified in writing by the Local Planning Authority.
 - vi) The development shall be carried out in full compliance with the Tree Report dated July 2012 unless the Local Planning Authority agrees in writing to any variations to the requirements of the assessment.
10. No development shall take place until a detailed Method Statement for the removal and/or treatment and control of Japanese Knotweed (*Fallopia Japonica*) on site has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of the proposed working methods to be adopted to prevent the spread of the species during any operation such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under Schedule 9 of the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved Method Statement.

11. Before practical completion of the first dwelling details of an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall demonstrate that artificial illumination of wildlife habitats (including the River Calder and its banks, boundary trees and shrubs and hedgerows) is prevented and minimised. The approved lighting scheme shall be carried out and permanently maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
12. No tree felling/vegetation clearance works, or other works that may affect nesting birds shall take place between 1 March and 31 August inclusive. In the event that works are required to be carried out during the nesting period a comprehensive risk assessment in order to establish the absence/presence of nesting birds should be undertaken. The report of the assessment (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority prior to any works being undertaken. Thereafter, the works shall be carried out in accordance with any necessary and approved measures.
13. No development (including clearance of site vegetation) shall take place until a repeat survey for the presence of badgers has been undertaken. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of badgers shall thereafter be implemented in full.
14. The removal of any hedgerow, shrub, vegetation or tall grass or other works that may affect brown hares shall be avoided between 1 February and 30 September inclusive. In the event that works are required to be carried out during the breeding season the area shall be surveyed by a suitably experienced ecologist for the presence/absence of brown hares and their young four weeks prior to the commencement of activities. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority prior to any works being carried out. If the survey demonstrates absence of brown hare and their young then development may commence. However, if the survey determines their presence, then the area must be avoided and further surveys conducted at four-week intervals with the results submitted to the Local Planning Authority for approval in writing until their absence can be demonstrated.
15. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the play area, shall be submitted to and approved in writing by the Local Planning Authority.

The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

16. Prior to practical completion of the first dwelling details of the landscaping of the site, incorporating the recommendations of paragraphs 5.10.3 to 5.10.13 inclusive of the Ecological Survey and Assessment dated July 2012 (identifying how the biodiversity of the site will be enhanced, and including wherever possible the retention of existing trees) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, specific details for the creation of the pond including its size, shape, location, planting list, cross section drawing and management plan and the types and details of all fencing and screening throughout the site.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 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 diseased, with one of the same species to those originally planted, and of similar size to that removed.

17. Before practical completion of the first dwelling details of all garden boundary fencing shall be submitted to and approved in writing by the Local Planning Authority to identify the measures to be taken to encourage habitat connectivity in accordance with paragraph 5.8.1 of the submitted Ecological Survey and Assessment dated July 2012.

Noise Mitigation

18. Prior to first occupation of plots 1-5 the noise mitigation measures as detailed in paragraphs 3.4 and 3.6 of the submitted Noise Assessment dated July 2012 shall be provided and thereafter retained.

Construction Management Plan

19. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- v) wheel washing facilities;
- vi) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- vii) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- viii) a Management Plan to identify potential ground and water contaminants; details for their storage and how the River Calder will be protected against spillage incidents and pollution during the course of construction; and
- ix) a scheme to control noise during the construction phase.

Roads, Parking and Travel

20. No part of the development hereby approved shall be occupied until the site access (plan SCP/12036/SCP1/REVB) and a bus stop on the western side of Mitton Road have been constructed in accordance with details first submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Prior to first occupation or within six months of work commencing on site, whichever is the sooner, the King Street lay-by (plan SCP/12036/FO2) shall have been constructed in accordance with details first submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
21. No part of the development hereby approved shall commence until a scheme for the construction of the emergency access (plan SCP/12036/FO3/REVB) has been first submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme shall be constructed in accordance with the approved details prior to the occupation of the 50th dwelling and thereafter retained.
22. No more than 50 dwellings shall be occupied until the Full Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall include objectives, targets, measures and funding mechanism to achieve targets, monitoring, implementation timescales for delivery (which exceeds the build out period), and the provision of a travel plan co-ordinator. The plan will be carried out, audited and updated in accordance with the approved details.
23. At no time in the future shall the emergency route onto Broad Lane be opened up as a public highway for all vehicular traffic. The link shall remain solely for the use of pedestrians, cyclists, public and emergency services.
24. No heavy goods vehicles shall enter or leave the site between the hours of 0830 and 0930 and 1500 and 1600 hours.

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APPLICATIONS DETERMINED – 14/1/16 – 14/4/16

<u>Approved with Conditions</u>	<u>Approved with no conditions</u>	<u>Applications Refused</u>	<u>Total Applications</u>
155	30	40	252

(This list does not include prior determinations, split decisions, observations to other Local Planning Authorities and other less frequent application types).

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2015/0495	Land at Worthalls Farm Westfield Avenue, Read	11/2/15	5	With Legal

<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>
3/2015/0895	Land at Higher Standen Farm & Part Littlemoor Farm, Clitheroe	17/12/15	N/A	N/A	Decision 12/4/16
3/2015/0266	Primrose Works Primrose Road Clitheroe	20/8/15	36 weeks	18	Decision 26/4/16

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2015/0794/P	Demolition of existing industrial units and construction of a pay and display car park	Abbey Works King Street, Whalley
3/2015/0882/P	Proposed extension to outbuilding	Lane Ends Cottage Nightfield Gate Lane Balderstone
3/2015/1001/P	Variation of condition 6 of planning application 3/2012/0490 to allow use as a wedding venue for up to 40 days per year	The Outbarn Clough bottom Rabbit Lane, Bashall Eaves
3/2016/0288/P	Fell one Sycamore	Ribble Lane Chatburn (roadside tree 80m south of transmitter mast)
3/2016/0234/P	Fell mature Oak tree and replace with two more appropriately sited trees such as Rowans	17-19 Watt Street Sabden

<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>
3/2014/0697R	29/06/15	Land adjacent Clitheroe Road West Bradford	WR		Awaiting Decision
3/2014/0846R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	18/11/15 20/01/16	Adjourned until 11/05/16
3/2014/0183R	13/08/15	Land at Malt Kiln Brow Chipping	Hearing	Provisionally 15/03/16	Appeal Allowed 18/04/16
3/2014/0226R	13/08/15	Kirk Mill and Kirk House Chipping	Hearing	Linked with 3/2014/0183	Appeal Allowed 18/04/16
3/2014/1025 R	18/11/15	Rattenclough Farm, Wesley Street, Sabden	WR		Appeal Dismissed 15/04/16
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 Rd Ribchester			
3/2015/0385 R	29/01/16	Land east of Clitheroe Rd Whalley	WR		Awaiting Decision
3/2015/0886 R	18/03/16	Barraclough Cottage Whalley Rd Pendleton	WR		Statement due 22/04/16
3/2015/0647 R	16/02/16	Pinfold Farm Barn, Preston Rd, Ribchester	WR		Awaiting Decision
3/2015/0910 U	02/03/16	Primrose House Primrose Rd Clitheroe	HH		Awaiting Decision
3/2016/0050 R	22/02/16	Land adj Newton Village Hall, Main St	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>
3/2015/0978 R	14/03/16	Newton Hetton House Eastham St Clitheroe	HH		Awaiting Decision
3/2015/0492 R	Awaiting start date from PINS	Longridge CE Primary School Berry Lane Longridge			
3/2015/0873 R	05/04/16	The Paddocks Stoneygate Lane Knowle Green	WR		Statement due 10/05/16
3/2016/0095 R	20/04/16	Mayfield Ribchester Rd Clayton le Dale	WR		Statement due 25/05/16
3/2015/0571 R	16/03/16	Four Acres Pendleton Rd Wiswell	WR		Statement due 20/04/16
3/2015/0159 C	Awaiting start date from PINS	Former Golf Driving Range Upbrooks Lincoln Way Clitheroe			
3/2015/0074 R	Awaiting start date from PINS	Land adj Petre Arms Langho			
3/2016/0172 R	Awaiting start date from PINS	Stydd Garden Centre Ribchester (Shed 2 - education)			
3/2016/0174 R	Awaiting start date from PINS	Stydd Garden Centre Ribchester (Shed 1 – deli)			
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft, The Sands Whalley	HH		Awaiting Decision
3/2016/0086 R	03/05/16	22 Simonstone Lane Simonstone	HH		
3/2016/0091 R	Awaiting start date from PINS	Great Mitton Hall, Mitton Road, Mitton			
3/2015/0605 R	03/05/16	Little Snodworth Fm Snodworth Rd Langho	WR		Statement due 21/06/16

28 REPRESENTATIVES ON OUTSIDE BODIES 2016/2017

The Chief Executive submitted a report informing Members of the Outside Bodies that are under the remit of the Planning and Development Committee and their membership.

Forest Of Bowland (Area of Outstanding Natural Beauty) Advisory Committee – Councillor Rosie Elms.

RESOLVED: That the report be noted.

29 APPEALS

- a) 3/2014/1025/P – erection of 1no 20kw wind turbine with 15.43m hub height and a maximum 21.97m blade tip height at Rattenclough Farm, Wesley Street, Sabden – appeal dismissed.
- b) 3/2014/0183/P – full planning permission for work and change of use to the Grade II listed Kirk Mill to create hotel (18 bed, Use Class 1) and a bar restaurant (use Class A3), works to the barn building to create 7 holiday cottages (Use Class C1) construction of a hotel and spa (Use Class C1) wedding venue (use Class D1) kids club (Use Class D1) and trailhead centre (use Class D1 and A3) change of use of Malt Kiln House from residential to Use Class C1, construction of a cricket pavilion (sui generis) demolition of the group of derelict factory buildings. Outline planning permission for 60 residential dwellings split over 2 sites with a maximum of 56 and 4 units each with all matters reserved except for access at land at Malt Kiln Brow, Chipping – appeal allowed with conditions.

3/2014/0226/P – change of use of the Grade II listed Kirk Mill to create a hotel (18 bed) and bar/restaurant. Works comprising partial demolition and extension of Kirk Mill including demolition of the later addition to the east of the mill and erection of the new extension built on the same footprint in traditional stone to match the existing mill; removal of further alterations to the façade to restore the historic character of the building at land at Malt Kiln Brow, Chipping – appeal allowed with conditions.

- c) 3/2015/0978/P – Demolition of single storey rear wing and garage to create room for a new two storey extension and attached garage with annex above at Hetton House, Eastham Street, Clitheroe – appeal allowed with conditions.

30 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.10pm.

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