

Minutes of Planning and Development Committee

Meeting Date: Thursday, 21 July 2016, starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

| | |
|------------|-------------|
| S Atkinson | B Hilton |
| A Brown | S Knox |
| I Brown | I Sayers |
| S Carefoot | R Sherras |
| M French | R Swarbrick |
| L Graves | D Taylor |

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

Also in attendance: Councillors R Bennett and M Fenton.

130 APOLOGIES

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

131 MINUTES

The minutes of the meeting held on 30 June 2016 were approved as a correct record and signed by the Chairman.

132 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor R Swarbrick declared an interest in planning application number 3/2016/0243/P.

133 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2015/0312/P GRID REF: SD 373069 441623
PROPOSED DEMOLITION OF EXISTING COMMERCIAL PROPERTY AND THE CREATION OF 5 NEW DWELLINGS WITH ASSOCIATED CAR PARKING. HARGREAVES AND COATES LTD, BACK ST PAUL'S STREET, CLITHEROE, BB7 2LS

The Head of Planning Services, reported on the amendment of provision for turning facilities and amendment of the plan.

That the application be APPROVED subject to the imposition of the following condition(s):

1. Application for approval of all reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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.

2. Application(s) for approval of the reserved matters of the development hereby permitted shall be made in strict accordance with the layout and scale parameters as shown on drawing: PHD/LM/500D.

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

3. Application(s) for approval of the reserved matters of the development hereby permitted shall be accompanied by details of the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development hereby approved. 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 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling(s) during the construction stage of the development and made available for use before the dwelling(s) hereby approved are first occupied and thereafter retained.

The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. The development shall be completed maintained and managed in accordance with the approved details.

REASON: To secure proper drainage, to manage the risk of flooding and pollution and to ensure the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

7. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To secure proper drainage, to manage the risk of flooding and pollution and to ensure the development is adequately drained and to prevent the increased risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

8. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Key statement DMI2 of the Ribble Valley Core Strategy.

9. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plan(s) and the vehicular turning space shall be laid out and be available for use before any of the dwellings hereby approved are first occupied and maintained thereafter.

REASON: To ensure the safe operation of the adjacent/immediate highway network in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

10. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the vehicular parking and areas and a scheme for their demarcation/delineation, including proposed surfacing materials has been submitted to and agreed in writing by the Local planning Authority. The approved details shall be made available for use and completed prior to any of the dwellings hereby approved are first occupied, the approved details shall be permanently maintained thereafter.

REASON: To ensure adequate parking provision is made available on site for residents of the dwellings hereby approved in accordance with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

11. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials.

A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the dwelling(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

12. Prior to the commencement of the development, including any demolition or site preparation works, a joint survey shall be carried out between the developer and the Highways Authority to determine the current pre-construction condition of the back street and junctions with St Pauls Street and St Pauls Avenue/Terrace. A similar repeat survey shall be carried out within one month of the completion of the last dwelling hereby approved, the findings of the surveys shall be submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall specify any works to be undertaken, and their timings, to make good any damage to the back street and junctions with St. Pauls Street and St Pauls Avenue/Terrace as a result of construction works, to return the highway to the pre-construction situation/condition. The development and any remediation/repair works shall be carried out in strict accordance with the approved details.

REASON: To maintain the safe operation of the immediate highway and to ensure no long-term damage to the highway as a result of the construction phase of the development in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

13. No development shall take place, including any demolition or site preparation, until a Construction Method Statement and Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period, it shall provide details of:

- The location and provision for the parking of vehicles of site operatives and visitors
- The location and timings of loading and unloading of plant and materials used in the construction of the development
- The location(s) for the storage of plant and materials used in constructing the development
- The location for the erection of security hoardings and its maintenance
- The location of Wheel washing facilities which shall be made available for use on site for the duration of the construction/demolition phase.
- Measures to control the emission of dust and dirt during construction
- Routes to be used by vehicles carrying plant and materials to and from the site
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)

- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure that the development would not be of detriment to the safe operation of the immediate highway during the construction stage, in the interests of highway safety and compliance with current highway legislation in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

(Councillor M Fenton was given permission to speak on the above application.)

2. APPLICATION REF: 3/2016/0146/P GRID REF: SD 733779 438441
 OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTIAL DEVELOPMENT OF 23 DWELLINGS, FOLLOWING THE DEMOLITION OF NOS. 23, 25 OLD ROW, WHALLEY ROAD, BARROW WITH INDICATIVE DETAILS SUBMITTED FOR ACCESS, PARKING AND ASSOCIATED LANDSCAPING

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement (substantially in accordance the related requirements in the report) within 3 months from the date of this Committee meeting or delegated to the Head of Planning Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

CONDITIONS

Time limit, plans and details

1. Application for approval of all reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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.

2. No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter called the 'reserved matters') has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. 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:

00 rev A (Location Plan - scale 1:2500)
34 (Bus Stop upgrade)

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

4. The development hereby permitted shall not exceed 23 dwellings (use class C3) in accordance with the submitted application form and illustrative layout plan.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

Drainage and floodrisk:

5. Prior to the commencement of the development, a strategy outlining the general system of drainage for foul and surface water flows arising from the site shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include a programme of works showing build rates, a load and flow impact assessment, preferred discharge points, the proposed rates of flow for each discharge point and details of any necessary infrastructure. Thereafter the detailed scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and no dwelling hereby permitted in outline shall be occupied until after the drainage system has been provided in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

6. Prior to the commencement of development, details of how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: In order to ensure the satisfactory drainage of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

7. As part of any reserved matters application and prior to the commencement of any development, the following details shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Lead Local Flood Authority.

Surface water drainage scheme which as a minimum shall include:

- a) Information about the lifetime of the development 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 and easements where applicable, 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, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that the surface water runoff must not exceed the peak greenfield runoff rate for same event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) 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);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing where applicable;
- f) Site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.
- h) Details of finished floor levels

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent and reduce the risk of flooding on and adjacent to the site and to ensure that water quality is not detrimentally impacted by the development proposal in accordance with Policy DME6 of the Ribble Valley Core Strategy national guidance within the NPPF.

8. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on or off the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

9. 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 in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

10. No development shall take place until further investigations are carried out to establish the location, capacity, condition and discharge point of the culvert referred to in Flood Risk Assessment. The surface water drainage strategy

and Flood Risk Assessment should be revised to accommodate findings as appropriate. Prior to commencement of development, the revised surface water drainage strategy should be submitted to and approved by the Local Planning Authority in consultation with Lancashire County Council in their role as Lead Local flood Authority.

REASON: To ensure that the watercourse does not pose a flood risk, on-site or off-site in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

11. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 5l/s.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF and the NPPG.

12. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, 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. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance

with Policy DME6 of the Ribble Valley Core Strategy and national guidance within the NPPF.

Archaeology

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and buildings in accordance with Policy DME4 of the Ribble Valley Core Strategy and national guidance within the NPPF.

Contamination

14. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase I (desk study) Investigation Report by Opus that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Demolition

15. Prior to the commencement of any demolition works on the former public house (no 25) or the attached cottage (no 23) precise details of the means of making good the exposed gable wall of no 21 Old Row, including details of the external finish of that wall, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out to the satisfaction of the Local Planning Authority in accordance with the timescale that has first also been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the owners/occupiers of that neighbouring dwelling and the visual amenities of the locality and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Renewable energy

16. Prior to commencement of development on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority (including a

timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted from renewable or low carbon energy sources or a scheme that demonstrates that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards. The approved scheme/details shall be implemented as part of the development/as approved and retained as operational thereafter.

REASON: In order to encourage renewable energy and to comply the Key Statement EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy

Noise mitigation

17. The reserved matters application shall include a scheme of noise mitigation measures which shall then be fully implemented in accordance with the approved details.

REASON: To ensure a satisfactory level of amenity for the future occupiers of the proposed dwelling in order to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and trees

18. All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment Overview dated February 2016. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.

REASON: To ensure the adequate protection of trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

19. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 5 of the submitted Extended Phase 1 Habitat Survey reference 160111.

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.

20. 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 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.

21. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

22. Any removal of vegetation, including trees and hedges, should be undertaken outside the nesting bird season (March to August) unless a pre-clearance check has by carried out by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

Highways

23. The new estate road for the residential/commercial 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 Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

24. No part of the development shall be commenced until the visibility splays are agreed with the Local Planning Authority in consultation with the local highway authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Quality of Development Policy and Transport Policies DMG1 and DMG3 in the Ribble Valley Core Strategy.

25. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a section 278 agreement, under the Highways Act 1980. Such highway improvement works will also include the upgrading of two bus stops on Whaley Road to “quality bus stops” (identified on drawing no. 34), highway improvements for the site access and gateway features to the north.

REASONS: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

26. 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 Whalley Road. 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 Whalley Road to return it to the pre-construction situation as required.

REASON: To maintain the construction quality of the Whalley Road in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

27. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Wheel washing facilities and road sweeper
- Details of working hours
- Contact details for the site manager
- Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- Routes to be used by vehicles carrying plant and materials to and from the site
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

28. No development shall be commenced until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed. The Estate Street Phasing and Completion Plan shall set out dates for entering of the section 38 agreement of the Highways Act 1980 or the establishment of a private management and Maintenance Company.

REASON: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

29. 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 that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential financial security and highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

30. No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Informative: For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

3. APPLICATION NO: 3/2016/0185/P GRID REF: SD 373909 438265
CONSTRUCTION OF 8 LIGHT INDUSTRIAL UNITS WITH ASSOCIATED
PARKING AND LANDSCAPING IMPROVEMENTS AT LAND AT BARROW
BROOK ENTERPRISE PARK BARROW BB7 9QZ

WITHDRAWN

(Councillor Swarbrick declared an interest in the next item of business and left the meeting.)

4. APPLICATION REF: 3/2016/0243/P GRID REF: SD 370369 443568
CHANGE OF USE FROM CLASS D1 TO A MIXED USE WITHIN CLASS D1
AND D2 TO ALLOW USE AS A WEDDING VENUE FOR UP TO 40 DAYS PER
YEAR AT THE OUTBARN, CLOUGH BOTTOM, BASHALL EAVES

APPROVED WITH CONDITIONS

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

REASON: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission shall relate to the development as shown on the following drawings:

BACK/01b Dwg 01
BACK/01b Dwg 01

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

3. The D2 element of the mixed use hereby approved shall not exceed 40 days per calendar year. A register of all events shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request.

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

4. The mixed use venue hereby approved shall only operate between the hours of 08:00 – 22:00 Sunday to Thursday inclusive, and between 08:00 – 00:30 (the following morning) on Friday and Saturday.

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

5. The development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within Section 8 of the submitted Noise Impact Assessment reference 340HB.

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

6. No training events (D1 use) and functions (D2 use) shall take place on the same day.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. Within two months of the date of this permission, a scheme detailing a one-way system within the site, including full details of the location of signage for the one way system, shall have been submitted for the written approval of the Local Planning Authority. The duly approved scheme shall be implemented with 28 days of its approval by the Local Planning Authority and adhered to thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To reduce traffic conflict on the adjacent highways and in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mr Backhouse spoke in favour of the above application.)
(Councillor Swarbrick returned to the meeting.)

5. APPLICATION REF: 3/2016/0421/P GRID REF: SD 376346 434559
OUTLINE RESIDENTIAL DEVELOPMENT FOR 50 UNITS (33 BUNGALOWS AND 17 HOUSES) INCLUDING RESERVED MATTERS FOR ACCESS AT HAMMOND GROUND READ AT HAMMOND GROUND, WHALLEY ROAD, READ, BB12 7QN

The Head of Planning Services report on the receipt of three further letters of objections and the representation from the Council for the Protection of Rural England.

That planning permission be REFUSED for the following reason(s):

1. The proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Read and Simonstone. The proposal would cause harm to the development strategy set out in the Ribble Valley Core Strategy. As such, the proposal does not comprise sustainable development and is therefore considered to be contrary to Key Statements DS1, DS2 and H2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.
2. The proposal, by reason of its scale and location, would be injurious to the setting of the AONB and would result in irreversible harm to the visual amenity of the parkland landscape that contributes significantly to the

character of the village of Read and the surrounding area contrary to Policies EN2 and DME2.

3. The proposal would create a harmful precedent for the acceptable of similar unjustified proposals, which would have an adverse impact on the implementation of the planning policies of the Council, contrary to the interests of the proper planning of the area.

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

(Mr Brown spoke against the above application.)

(Councillor R Bennett was given permission to speak on the above application.)

6. APPLICATION REF: 3/2015/1017/P GRID REF: SD 374006 438180
SUBSTITUTION OF 29 HOUSE TYPES INCLUDING THE ADDITION OF 8
NEW DWELLINGS. LAND OFF MIDDLE LODGE ROAD BARROW

The Head of Planning Services reported on a further 8 additional concerns and further representation from the Parish Council which was addressed in the report.

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a legal agreement(substantially in accordance the related requirements in the report) within 3 months from the date of this Committee meeting or delegated to the Head of Planning Services in conjunction with the Chairman and Vice Chairman of the Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from 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.

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 drawings:

- Drawing number list TBC

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

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

The approved materials shall be implemented within the development in strict 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 Policy DMG1 of the Ribble Valley Core Strategy.

4. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species 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 during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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.

5. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage design drawing 5611 02-03 Revision X which was prepared by Lees Roxburgh.

For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, both on and off site in accordance with Policy DME6 Ribble Valley Core Strategy.

6. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The

sustainable drainage management and maintenance plan shall include as a minimum:

- A. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- B. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, 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.

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

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy DME6 Ribble Valley Core Strategy.

- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof(s) shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to nearby residential amenities in accordance with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

- 8. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle in accordance with Policies DMG1, DMG2 and DMG3 of the Ribble Valley Core Strategy.

(Mr Smart spoke against the application.)

The Head of Planning Services agreed to seek further negotiations with the developer in an attempt to reduce any impact.

7. APPLICATION REF: 3/2016/0193/P GRID REF: SD 360397 438052
APPLICATION FOR THE DETAILED APPROVAL OF APPEARANCE, LANDSCAPING , LAYOUT AND SCALE FOR THE ERECTION OF 118 DWELLINGS (PHASE 1) PURSUANT TO OUTLINE CONSENT 3/2014/0764 FOR THE DEVELOPMENT OF UP TO 363 HOMES INCLUDING AFFORDABLE HOUSING AND HOUSING FOR THE ELDERLY, RELOCATION OF LONGRIDGE CRICKET CLUB TO PROVIDE A NEW CRICKET GROUND, PAVILION, CAR PARK AND ASSOCIATED FACILITIES, NEW PRIMARY SCHOOL, VEHICULAR AND PEDESTRIAN ACCESS LANDSCAPING AND PUBLIC OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS. LAND EAST OF CHIPPING LANE, LONGRIDGE

The Head of Planning Services reported on the receipt of a layout plan.

That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval following the receipt of acceptable amended details relating to house types, landscaping and layout within 3 months from the date of this Committee meeting.

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:

- Drawing numbers TBC following receipt of amended details.

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

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict 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 Policy DMG1 of the Ribble Valley Core Strategy.

3. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of existing and proposed ground levels and proposed building finished floor levels (all

relative to ground levels adjoining the site) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strict in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that proposed development responds appropriately to the topography of the site and is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development details of the pumping station/sub-station and all utility structures/buildings and their precise location shall have been submitted to and agreed in writing by the Local Planning Authority. 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 responds appropriately to the character of the area in accordance with Policy DMG1 of the Ribble Valley Core Strategy

5. Notwithstanding the submitted details, elevational details at a scale of not less than 1:50 and details of the precise location of all proposed refuse and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to their installation. For the avoidance of all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details and the approved details which shall be made available for use prior to first occupation of the dwellings(s) hereby approved / prior to the use hereby approved becoming operative and shall be retained for use at all times thereafter.

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.

6. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/area in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to the residential amenities of future/existing occupiers in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, 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.
9. The development shall subsequently be completed, maintained and managed in accordance with the approved details.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage for the duration of the lifetime of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy.

(Mr Artiss spoke in favour of the application.)

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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 14/06/16 - 08/07/16

| Approved with conditions | Approved no conditions | Applications refused | Total applications determined | Applications determined by Committee |
|--------------------------|------------------------|----------------------|-------------------------------|--------------------------------------|
| 59 | 8 | 16 | 89 | 5 |

(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/P | Land at Worthalls Farm Westfield Avenue Read | 11/2/15 | 5 | With legal |

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APPLICATIONS WITHDRAWN

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|---|
| 3/2016/0257/P | Two new four-bedroom detached houses with integral single garage | Vacant land adj Park Street play area Park Street, Clitheroe |
| 3/2016/0435/P | Two storey extension to side and extensions to existing front and rear dormers | 71 Pasturelands Drive Billington, BB7 9LW |
| 3/2016/0559/P | Variation of condition 2 (drawings for house types 1-4 on plots 2,8,9 and 10, site plans of cross sections and schedule of accommodation), removal of condition 10 (un-associated condition) of planning permission 3/2014/0618/P | Land off Chatburn Old Road Chatburn |
| 3/2016/0160/P | Change of use of upper floors to 5 one-bedroom apartments including provision of parking to the rear, removal of external escape stair and rear porch and re-opening tap room entrance to public house | The Dog Inn Market Place Longridge PR3 3RR |
| 3/2016/0549/P | Proposed demolition of 14No garages and erection of 4/3 bedroom dwellings (one pair of semi-detached and two detached) and alterations/improvements to access | Land adj/off Ribblesdale View Chatburn |
| 3/2016/0585/P | Demolition and rebuilding of gable end walls, including insertion of extra window at first floor level | 74 Whalley Road Wilpshire BB1 9LF |

| <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 adj 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 11/05/16 07/09/16 | Adjourned until 07/09/16 |
| 3/2015/0385 R | 29/01/16 | Land east of Clitheroe Road Whalley | WR | | Appeal Allowed 04/07/16 |
| 3/2015/0886 R | 18/03/16 | Barraclough Cottage, Whalley Road, Pendleton | WR | | Appeal Dismissed 30/06/16 |
| 3/2015/0647 R | 16/02/16 | Pinfold Farm Barn, Preston Rd, Ribchester | WR | | Awaiting Decision |
| 3/2015/0910 Undetermined | 02/03/16 | Primrose House, Primrose Rd, Clitheroe | HH | | Approved with Conditions 29/06/16 |
| 3/2016/0050 R | 22/02/16 | Land adj Newton Village Hall, Main St, Newton | WR | | Awaiting Decision |
| 3/2015/0978 R | 14/03/16 | Hetton House Eastham Street, Clitheroe | HH | | Awaiting Decision |
| 3/2015/0873 R | 05/04/16 | The Paddocks Stoneygate Lane Knowle Green | WR | | Awaiting Decision |
| 3/2016/0095 R | 20/04/16 | Mayfield Ribchester Road Clayton le Dale | WR | | Awaiting Decision |
| 3/2015/0571 R | 16/03/16 | Four Acres Pendleton Road Wiswell | WR | | Awaiting Decision |
| 3/2015/0159 C | 13/05/16 | Former Golf Driving Range, Upbrooks Lincoln Way, Clitheroe | WR | | Awaiting Decision |
| 3/2015/0074 R | 13/05/16 | Land adj Petre Arms, Langho | WR | | Awaiting Decision |
| 3/2016/0172 R | 16/05/16 | Stydd Garden Centre Ribchester (Shed 2 - education) | WR | | Awaiting Decision |
| 3/2016/0174 R | 16/05/16 | Stydd Garden Centre Ribchester (Shed 1 – deli) | WR | | Awaiting Decision |
| 3/2016/0022 R | 21/04/16 | 1 & 2 Abbeycroft The Sands Whalley | WR | | Statement Due 01/08/16 |
| 3/2016/0086 R | 03/05/16 | 22 Simonstone Lane Simonstone | HH | | Awaiting Decision |
| 3/2016/0091 R | 13/05/16 | Great Mitton Hall Mitton Road, Mitton | WR | | Awaiting Decision |
| 3/2015/0605 R | 03/05/16 | Little Snodworth Farm Snodworth Road, Langho | 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> |
|---|-------------------------------|--|--|---------------------------------------|---------------------------|
| 3/2016/0114 R | 20/05/16 | Blue Trees Copster Green, BB1 9EP | HH | | Awaiting Decision |
| 3/2015/0959 Approved with Conditions 3/2016/0125 R | 13/06/16 | Lambing Clough Barn Lambing Clough Lane Hurst Green BB7 9QN | WR | | Statement due 18/07/16 |
| 3/2016/0009 R | Awaiting start date from PINS | Salisbury Cottage Newton in Bowland BB7 3DZ | WR (to be confirmed) | | |
| 3/2016/0019 R | 14/06/16 | Broadhead Farm Moorfield Avenue Ramsgreave BB1 9BZ | WR | | Statement due 19/07/16 |
| 3/2016/0241 R | 15/06/16 | Field Barn Old Langho Road Langho BB6 8AW | Submitted as HH appeal, but officer feels that it is not householder development. (Stable outside residential curtilage) | | |
| 3/2015/0509 R | 23/06/16 | Land adj Southport House, Sawley, BB7 4LE | WR (to be confirmed) | | Statement due 28/07/16 |
| 3/2016/0368 R | Awaiting start date from PINS | Fourwinds 54 Fairfield Drive Clitheroe BB7 2PE | WR (to be confirmed) | | |
| 3/2016/0393 R | Awaiting start date from PINS | Ellerslie House Ribchester Road Clayton le Dale BB1 9EE | WR (to be confirmed) | | |
| 3/2016/0178 R | Awaiting start date from PINS | 22 St Peters Close Clayton le Dale BB1 9HH | HH (to be confirmed) | | |
| 3/2016/0286 R | Awaiting start date from PINS | Riverside Cottage Sawley Road Sawley BB7 4NH | HH (to be confirmed) | | |
| 3/2016/0284 R | Awaiting start date from PINS | Riverside Barn Sawley Road Sawley BB7 4NH | HH (to be confirmed) | | |

APPEALS

- a) 3/2015/0910/P – Extension to provide living accommodation to the converted turbine house including 60m² single storey building to provide two bedrooms and bathroom to be used for the extended family of the occupants at Primrose House, at Primrose House, Primrose Road, Clitheroe – appeal allowed with conditions.
- b) 3/2015/0886/P – New dwelling following the demolition of existing outbuildings and stables at Barraclough Cottage, Whalley Road, Pendleton – appeal dismissed.
- c) 3/2015/0385/P – Residential mixed use development comprising up to 260 dwellings (C3), a primary school (D1), a new vehicular link between Clitheroe Road and the A671 including creation of a new junction both on the A671 and Clitheroe Road, car parking, open space and associated landscaping – approval sought for revised proposal for the surface water attenuation pond following groundwater monitoring, previously approved under outline planning permission 3/2013/0137 – appeal allowed with conditions.

The meeting closed at 7.43pm.

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