

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 10 November 2016 starting at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

S Atkinson	S Knox
A Brown	J Rogerson
I Brown	I Sayers
S Carefoot	R Swarbrick
M French	D Taylor
L Graves	R Thompson
B Hilton	

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

### 380 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors M French and R Sherras.

### 381 MINUTES

The minutes of the meeting held on 13 October 2016 were approved as a correct record and signed by the Chairman.

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

Councillors S Carefoot and J Rogerson declared an interest in planning applications 3/2016/0708 and 0709 – Dog & Partridge at Tosside.

### 383 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2016/0909

GRID REF: SD 374669 442184

#### DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF CANOPY OVER EXTERNAL DISPLAY AREA AND FENESTRATION ALTERATIONS. CLADDING OF EXTERNAL WALLS. PROPOSED CHANGE OF USE FROM CLASS A1 (FUNERAL PARLOUR) TO SUI GENERIS (MOTORBIKE SALES SHOWROOM). RESUBMISSION OF WITHDRAWN APPLICATION 3/2016/0733 WITH DESIGN AMENDMENTS AT SPEED PARLOUR, CHATBURN ROAD, CLITHEROE

The Head of Planning Services reported upon two further objections received and a letter of support.

APPROVED subject to the imposition of 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: 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. 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:

Proposed Plans – Drawing No: 5161-04B  
Proposed Elevations – Drawing No: 516-03D

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. The Motorbikes Sales Showroom use hereby approved shall only operate between the hours of 8.30 - 17.30 Monday to Saturday inclusive, and there shall be no operation on Sundays or bank holidays. There shall be no business operated from the site outside the stated operating hours.

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

5. Unless otherwise agreed in writing with the Local Planning Authority, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the application building shall be used as a Motorbike Sales Showroom and for no other use within Class Sui Generis as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To ensure that the unit is used solely as a Motorbike Sales Showroom as any other use within use class Sui Generis may not be considered acceptable in the interest of amenity of the area in accordance with Policy DMG1, of the Ribble Valley Core Strategy.

6. No vehicle repairs other than minor works associated with vehicles for display or sale as contained within the Planning, Design and Access Statement (Ref: 5161 Version: 1-02 (Rev A)) shall be undertaken on this premises unless otherwise agreed in writing with the Local Planning Authority.

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

(Councillors S Carefoot and J Rogerson declared an interest in the next two items of business and left the meeting.)

2. APPLICATION REF: 3/2016/0708  
GRID REF: SD 376871 455498  
DEVELOPMENT DESCRIPTION:  
CHANGE OF USE FROM PUBLIC HOUSE, OWNER'S LIVING ACCOMMODATION AND BED AND BREAKFAST FACILITY TO TWO DWELLINGS AT DOG & PARTRIDGE, TOSSIDE

REFUSED for the following reason(s):

1. The proposal is considered contrary to the NPPF and Policies DME4, DMH3, EN5 and EN2 of the Ribble Valley Core Strategy insofar that the proposed development would fail to preserve the special historic interest of the listed public house and would, consequently, harm the character and appearance of the Forest of Bowland Area of Outstanding Natural Beauty contrary also to the advice in NPPF and policy EN2 of the Ribble Valley Core Strategy.
2. The proposal is considered contrary to the NPPF and Policies DMG1, DMG2 and DMB1 of the Ribble Valley Core Strategy insofar that the proposed development would result in the loss of a substantial proportion of the commercial floor area within this tourism and community facility, which would harm the rural economy and the vitality of the local area.

(Mr Hoerty spoke in favour of the above application. Mr Burke spoke against the above application).

3. APPLICATION REF: 3/2016/0709 (LBC)  
GRID REF: SD 376871 455498  
DEVELOPMENT DESCRIPTION:  
CHANGE OF USE FROM PUBLIC HOUSE, OWNER'S LIVING ACCOMMODATION AND BED AND BREAKFAST FACILITY TO TWO DWELLINGS AT DOG & PARTRIDGE, TOSSIDE

REFUSED for the following reason(s):

1. The proposal is considered contrary to the NPPF and Policies DMG1, DME4, and Key Statement EN5 of the Ribble Valley Core Strategy insofar that the proposed development would fail to preserve the special historic interest of the listed public house.

(Mr Burke spoke against the above application).

(Councillors S Carefoot and J Rogerson returned to the meeting)

4. APPLICATION REF: 3/2016/0764/P  
GRID REF: SD 373687 440694

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING WORKSHOPS BUILDINGS (OTHER THAN WORKSHOP 3), CONVERSION OF WORKSHOP 3 TO PROVIDE 14 RESIDENTIAL APARTMENTS THE ERECTION OF 4 RESIDENTIAL APARTMENTS, ERECTION OF CYCLE/REFUSE STORE, LAYING OUT OF PARKING AND CIRCULATION AREAS, AND ASSOCIATED LANDSCAPING. PRIMROSE WORKS, PRIMROSE ROAD, CLITHEROE, LANCASHIRE BB7 1BS.

The Head of Planning Services reported that the recommendation was one of straight approval rather than defer and delegated as the Unilateral Agreement had been signed.

APPROVED subject to the following conditions:

*Commencement of Development*

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

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

*Drawings and Plans*

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:  
Proposed Site Plan Drawing: 14-105-P10 Rev C  
Proposed Floor Plans Plots 1 to 14 Drawing: 14-105-P01 Rev A  
Proposed Elevations Plots 1 to 14 Drawing: 14-105 P02  
Proposed South and East Elevations Plots 1 to 18 Drawing:14-105-P04 Rev B  
Proposed North and West Elevations Plots 1 to 18 Drawing: 14-105-P05 Rev B  
Proposed Plans and Elevations Plots 15 to 18 Drawing: 14-105-P03 Rev D  
Cycle and Refuse Store Drawing: 14-105-P06 Rev A

REASON: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant.

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

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 (Adopted version).

#### *Amenity*

4. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

5. Notwithstanding the submitted details, prior to the commencement of the development, section details and/or elevations at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adopted version).

#### *Materials and Landscaping*

6. Notwithstanding the submitted details, prior to the commencement of the development, full details of the proposed landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the landscaping details shall indicate all trees and hedgerows identified to be retained or how those adjacent to the proposed development and/or application area/boundary will be adequately protected during construction, in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction' or equivalent unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the development.

The approved landscaping scheme shall be implemented in the first planting season following first 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 original planted.

REASON: To protect trees and hedges on and adjacent to the site and to ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policies DME1 and DME3 of the Ribble Valley Core Strategy (Adopted version).

### *Highways*

7. Prior to the commencement of the development, details of the car park surfacing/markings shall be submitted to and agreed in writing by the Local Planning Authority. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved details, before the use of the premises hereby permitted becoming operative.

REASON: To allow for the effective use of the parking areas in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy (Adopted version).

8. No development shall take place, including any demolition, until a Construction & Demolition Method Statement has been submitted to and approved in writing by the local planning authority 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 for:
  1. The parking of vehicles of site operatives and visitors
  2. The loading and unloading of plant and materials
  3. The storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding
  5. Wheel washing facilities
  6. Measures to control the emission of dirt and dust during construction
  7. Details of working hours
  8. Contact details of the site manager
  9. The timing of the delivery of plant and material to site
  10. A programme and timing for the mechanical sweeping of all adjacent roads during the construction and demolition phase of the development

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy DMG1 of the Ribble Valley Core Strategy (Adoption version).

9. No part of the development shall be occupied until details of the forward visibility splays visibility have been approved by the planning authority and 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 forward visibility splays in excess of 1.0 metre in height above the height at the centre line of Woone Road.

REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

10. Prior to the commencement 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 Woone Road. A similar survey shall be carried out within six months of the completion of the last phase of development, and the developer shall make good any damage to Woone Road to return it to the pre-construction situation.

REASON: To maintain the construction Woone Road in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

- 11 The cycle facilities submitted with this application shall be implemented prior to the premises being operative and thereafter permanently maintained.

REASON: To allow for effective use of parking areas and the promotion of sustainable forms of transport and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

#### *Heritage and Conservation*

- 12 Prior to the commencement of the demolition works on site, a methodology and schedule of works in relation to all proposed demolition shall be submitted to an agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall contain a further building condition survey relating to the buildings/structures to remain on site, details regarding the method and phasing of demolition and details in respect of demolition works relating to or affecting the main mill building

The schedule and timing of works shall also include detailed proposals to ensure the structural stability of the building(s) during the course of demolition and construction of the development and include elevational and engineering details as to how the building(s) will be retained in a satisfactory and sound condition thereafter. All works shall be carried out in strict accordance with the agreed details.

REASON: To protect and conserve the buildings proposed to be retained on site and to ensure that there is no significant deterioration in the condition of the building. In accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

13. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Adopted Version).

#### *Contamination*

14. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under Part IIA of the Environmental Protection Act 1990, focusing primarily on risks to human health and controlled waters. The investigation shall address implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the site investigation survey.
- (c) If the site investigation indicates remediation is necessary, a Remediation Statement detailing the recommendations and remedial measures to be implemented within the site shall be submitted to and approved in writing by the LPA. The remediation shall be carried out in accordance with the agreed statement and on completion of the development/remedial works, the developer shall submit a Verification Report to the LPA for approval in writing that certifies that all works were completed in accordance with the agreed Remediation Statement prior to the first occupation of the development.

REASON: To prevent pollution of ground and surface waters both on and off site and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

15. Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with



contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

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

REASON: To assess the risk associated with the development and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

16. No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To assess the risk associated with the development and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To assess the risk associated with the development, to prevent the pollution of controlled waters from potential contamination on site and to ensure the site is suitable for its end use in accordance with Key Statement EN4 and Policies DME2, DME3 and DMG1 of the Ribble Valley Core Strategy (Adopted Version).

*Ecology*

18. The bat mitigation proposals for the protection of bats as contained within the Inspection and Assessment in Relation to Bats Dated 18th June 2015 will be implemented in full, subject to any changes required by Natural England at the Licensing stage.

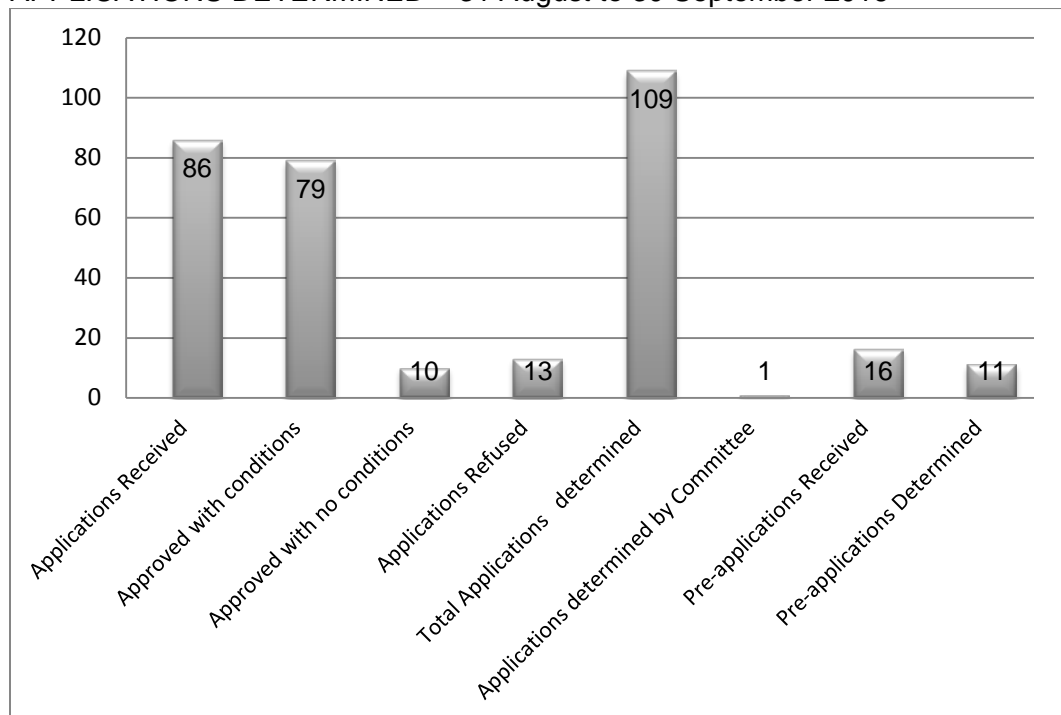
REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development in accordance with Policy DMG1 and Key Statement EN4 of the Ribble Valley Core Strategy (Adopted Version).

(Mr Hoerty spoke on behalf of Mr Smith in favour of the above application).

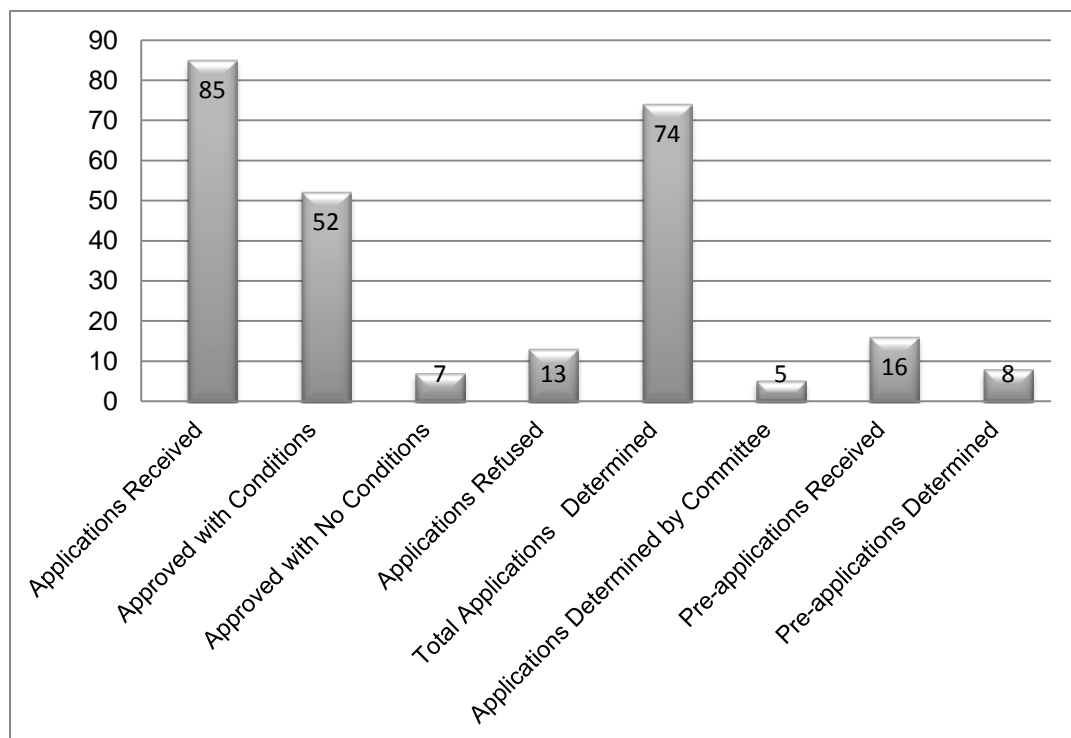
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PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 31 August to 30 September 2016



APPLICATIONS DETERMINED – 1 October 2016 to 28 October 2016



(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>
3/2016/0328	15 Parker Avenue Clitheroe	15/9/16	18	With Legal

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0177	Conversion of agricultural building into 2 dwellings	Higher Boyce Farm Stoneygate Lane Ribchester
3/2016/0502	Construction of 30 dwellings 16 x ¾ bed houses; 8 low cost houses and 6 x 2 bed bungalows	Land adjacent Greenfield Avenue Clitheroe
3/2016/0564	Proposed enclosed car port	26 Waddow Grove Waddington

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0774	Non material amendment to planning permission 3/2016/0106 for the remodelling of internal room layout and lean-to extension to link existing kitchen and garage already screened by parapet wall.	Lynwood Stoneygate Lane Ribchester
3/2016/0855	Replacement of garage following demolition of garage stables by storm damage	Bank House Sawley Road Grindleton
3/2016/0782	Erection of 11.4m x 18.7m agricultural livestock building	Ease Barn Farm Gallows Lane Ribchester

388 APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
3/2014/0697 R	29/06/15	Land adj Clitheroe Rd West Bradford	WR		Appeal Dismissed 28/09/16
3/2014/0846 R	12/08/15	Land at 23-25 Old Row Barrow	Hearing	07/09/16	Appeal Dismissed 12/10/16
3/2016/0022 R	21/04/16	1 & 2 Abbeycroft The Sands Whalley	WR		Appeal Dismissed 24/10/16
3/2015/0605 R	03/05/16	Little Snodworth Fm Snodworth Rd Langho	WR		Awaiting Decision
3/2016/0241 R	15/06/16	Field Barn Old Langho Rd Langho	WR		Awaiting Decision
3/2016/0368 R	17/08/16	Fourwinds 54 Fairfield Drive Clitheroe	WR		Appeal Allowed 24/10/16
3/2016/0393 R	13/07/16	Ellerslie House Ribchester Road Clayton le Dale	WR		Appeal Dismissed 12/10/16 Costs awarded to RVBC
	24/08/16	3 Accrington Road Whalley	WR		Awaiting Decision
3/2016/0145 R	09/08/16	Thorneyholme Whalley Road Barrow	WR		Appeal Dismissed 07/10/16

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
3/2016/0260 U	09/09/16	The Hay Moo Mellor Brow Mellor	WR		Awaiting Decision
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Fm)	Inquiry	03/05/17 to 05/05/17 (3 days)	Bespoke timetable
3/2016/0195 R	24/08/16	The Pippins 248 Preston Road Longridge	WR		Awaiting Decision
3/2016/0250 R	09/09/16	Elms House 127 Whalley Road Clitheroe	WR		Awaiting Decision
3/2016/0516 R	12/10/16	Seven Acre Bungalow Forty Acre Lane Longridge	WR		Statement due 16/11/16
3/2016/0333 R	Awaiting date PINS	start from Blue Trees Copster Green	HH (to be confirmed)		
3/2016/0459 R	Awaiting date PINS	start from 10 Pendle Drive Whalley	HH (to be confirmed)		
3/2016/0655 R	28/09/16	29 Warwick Drive Clitheroe	HH		Appeal Dismissed 18/10/16
3/2016/0750 R	Awaiting date PINS	start from 24 Higher Road Longridge	LB		
3/2016/0279 R	Awaiting date PINS	start from Dove Syke Eaves Hall Lane West Bradford	LB		
3/2015/0776 R	Awaiting date PINS	start from Land off Lambing Clough Ln Hurst Green	WR		
3/2015/0780 R	Awaiting date PINS	start from Timothy House Fm Whalley Road Hurst Green	WR		

389 MEMBER PROTOCOL

The Chief Executive submitted a report seeking Committee's approval for a Planning Protocol for Members and Officers. The document had been prepared to combine the different elements of guidance issued to Members into a single protocol.

It was felt that this was such an important document that it should be discussed by a working group of Members and Officers before it was adopted.

RESOLVED: That Committee approve a working group be formed consisting of the Chairman, Vice Chairman and Councillors S Knox, S Atkinson and R Sherras to look at the Planning Protocol for Members and Officers before it is approved by Committee.

390 MINOR CHANGES TO THE DEVELOPMENT MANAGEMENT PROTOCOL

The Director of Community Services submitted a report advising Members of minor changes to the Development Management Protocol which has resulted in an update and suggestions following meetings with planning agents and other users of the service. The report outlined the minor changes made to the document and informed Committee that it would not have any significant impact on the resources of the department but that the improved level of communication would lead to an overall improvement in the service offered to the users.

RESOLVED: That the report be noted.

391 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

A report was received for Committee's information from Councillor Rosie Elms, the representative on the Forest of Bowland Area of Outstanding Natural Beauty Partnership.

392 APPEALS

- a) 33/2016/0145/P – Erection of a dwelling at Thorneyholme, Whalley Road, Barrow – appeal dismissed.
- b) 3/2014/0846/P – erection of 167 residential dwellings with access, parking and associated landscaping following demolition of No's 23 and 24 Old Row, Barrow at Land at 23-25 Old Row, Barrow – appeal dismissed.
- c) 3/2016/0393/P – Proposed dwelling at Ellerslie House, Ribchester Road, Clayton-le-Dale – appeal dismissed.
- d) 3/2016/0393/P - Against the refusal of planning permission for a dwelling at - Ellerslie House, Ribchester Road, Clayton-le-Dale – Award of costs to Ribble Valley Borough Council.
- e) 3/2016/0655/P – Proposed single storey rear extension at 29 Warwick Drive, Clitheroe – appeal dismissed.
- f) 3/2016/0022/P – Proposed demolition of external toilet block and the construction of a single storey extension at the rear of 1 and 2 Abbeycroft, The Sands, Whalley – appeal dismissed.
- g) 3/2016/0368/P – One dwelling within the curtilage of an existing dwelling at Fourwinds, 54 Fairfield Drive, Clitheroe – appeal allowed with conditions.

RESOLVED: That by virtue of the following item of business being exempt information under Category 1 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

393 BUILDING CONTROL REVIEW

The Chief Executive submitted a report for Committee's information providing an overview of the Building Control service. It informed Committee that following the completion of a review of this service, several recommendations were being addressed by the Head of Environmental Health Services along with her staff to make the necessary improvements.

RESOLVED: That the report be noted.

The meeting closed at 7.25pm.

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