

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 December 2016 at 6.30pm  
Present: Councillor S Bibby (Chairman)

Councillors:

A Brown	I Sayers
I Brown	R Sherras
S Carefoot	R Swarbrick
L Graves	D Taylor
B Hilton	R Thompson
J Rogerson	

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

Also in attendance: Councillor M Robinson.

### 416 APOLOGIES

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

### 417 MINUTES

The minutes of the meeting held on 10 November 2016 were approved as a correct record and signed by the Chairman.

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

Councillor R Swarbrick declared an interest in planning applications 3/2015/0756 - Bridge Hey Wood Caravan Park, Whalley Road, Read and 3/2015/0880 - Land at Aspinall Farm, Old Langho.

Councillor I Sayers declared an interest in planning application 3/2016/0840 - Stydd Gardens, Stoneygate Lane, Ribchester.

### 419 PUBLIC PARTICIPATION

There was no public participation.

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

(Councillor R Swarbrick declared an interest in the next two items of business and left the meeting)

1. APPLICATION REF: 3/2015/0756  
GRID REF: SD 375947 434058

ERECTION OF MANAGER'S DWELLING WITH RECEPTION AND STORAGE FACILITIES, CREATION OF ACCESS FROM EXISTING TRACK AND LANDSCAPING WORK. BRIDGE HEY WOOD CARAVAN PARK WHALLEY ROAD READ BB12 7RR

APPROVED 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:

Proposed Site Plan: HAN01/Dwg 02  
Proposed Floor Plan & Elevation: HAN01/Dwg 03  
Proposed Sections 1: HAN01/Dwg 04  
Proposed Sections 2: HAN01/Dwg 07  
Proposed Sections 3: HAN01/Dwg 08  
Proposed Sections 4: HAN01/Dwg 09

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

3. 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.

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

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

5. 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 a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

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

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

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The car parking arrangements (including Reception Parking Bays) as indicated on drawing HAN01/Dwg 02 shall be marked out and surfaced in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the approved details and the parking provision shall be made available for use prior to first occupation of the dwelling hereby approved and prior to the office/reception area being first brought into use.

REASON: To ensure adequate parking provision is provided on site in accordance with Policies DMG1, DMG3 and Key Statement DMI2 of the Ribble Valley Core Strategy.

7. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working at Bridge Heywood Caravan Park including, as the case may be, a widow or widower of such a person, and to any resident dependant.

REASON: To comply with the terms of the application and because permission would not normally be granted for a dwelling in this location for general residential occupation, and to comply with the requirements of Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

8. This permission shall relate to the Unilateral Undertaking dated 7th November 2016 which contains a clause requiring that prior to the practical completion or residential occupation of the proposed development, the existing owner's caravan shall cease to be used for residential purposes and thereafter be used solely for holiday use.

REASON: To comply with the terms of the application and because permission would not normally be granted for the creation of an additional dwelling in this location for general residential occupation, and to comply with the requirements of Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

9. The ground floor rooms annotated as "workshop", "store", "reception/waiting", "lobby/utility" and "office" on drawing number HAN01/Dwg 03 shall only be used for commercial purposes associated with the business functions undertaken at Bridge Heywood Caravan Park. These rooms shall not be used for any other purposes (including any residential use) unless a further planning permission has first been granted in respect thereof.

REASON: As part of the justification for the proposed building relates to facilitating improvements to the operation of the existing business and to comply with Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy.

2. APPLICATION REF: 3/2015/0880/P  
GRID REF: SD 369992 435924

CHANGE OF USE OF AGRICULTURAL LAND TO ALLOW EXTENSION TO LODGE PARK AND THE ERECTION OF AN ADDITIONAL 12 LODGES AND INFORMAL RECREATIONAL AREA AND FOOTPATH ON LAND AT ASPINALL FARM, OLD LANGHO, BLACKBURN, LANCASHIRE

APPROVED subject to the following conditions:

*Commencement of Development*

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

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

*Drawings and Plans*

2. The permission shall relate to the development as shown on Plan Reference No's SIMPS/01B Dwg 2B received on 17 October 2016.

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

### *Landscape and Ecology*

3. The development hereby permitted shall not be commenced until further details of the proposed landscaping scheme, including wherever possible the retention of existing trees, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, the types and details of all fencing and protection and details on their maintenance.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the development unless otherwise agreed by the Local Planning Authority, whether in whole or part and shall be maintained thereafter in perpetuity to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the habitat survey and report submitted with the application dated October 2015.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the tree survey dated October 2015 shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. The root protection zone shall be 12 x the DBH (unless otherwise agreed in writing with the LPA), and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value is afforded maximum physical protection from the adverse effects of development and to comply with Policy DME1 of the Ribble Valley Core Strategy.

*Highway*

6. The proposed footway path and informal recreational area shown on drawing SIMPS/01/2B shall be completed to the satisfaction of the Local Planning Authority before any of the lodges, the subject of this application, are occupied.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in the interests of highway safety.

*Amenity*

7. The mobile homes/lodges hereby permitted,
  - a. shall be occupied for holiday purposes only,
  - b. shall not be occupied as a person's sole, or main place or residence, and
  - c. the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

REASON: To comply with the terms of the application, to ensure that the units are used as holiday accommodation only, and not used for unauthorised permanent residential occupation. To comply with Policy DMG2 of the Ribble Valley Core Strategy.

8. Prior to occupation of any of the lodges the subject of this application, warden's accommodation and reception shall be submitted to and agreed by the Local Planning Authority and fully implemented.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

*Visual*

9. Before the development hereby permitted is commenced, details of any external lighting, including details of the location and height of columns and the intensity of lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of preserving the visual amenities of the locality and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

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

(Councillor R Swarbrick returned to the meeting)

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

3. APPLICATION REF: 3/2016/0840  
GRID REF: SD 365223 435944

RETENTION OF UNAUTHORISED BUILDINGS AND SHEDS, INCLUDING  
RETAIL SHEDS, STORES AND DOG KENNEL AT STYDD GARDEN CENTRE,  
STONEYGATE LANE, RIBCHESTER

APPROVED subject to the following conditions:

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:

Location plan (scale 1:1250)  
CAL 2015 100 002 Rev C (amended plan received 04/11/16)  
CAL 2015 100 004  
CAL 2015 100 006

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

2. The retail units hereby approved shall only be open for trade or business between the hours of 10:00 – 17:00 Tuesday to Sunday inclusive, and between the hours of 10:00 - 17:00 on Bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. There shall be no deliveries or collections to/from the units hereby approved except between the hours of 10:00 – 17:00 Tuesday to Sunday inclusive, and between the hours of 10:00 - 17:00 on Bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Within three months of the date of this approval, details of the foul drainage scheme shall have been submitted for the written approval of the Local Planning Authority. The duly approved scheme shall be implemented in full within six months of the date of the details being agreed by the Local Planning Authority, and shall be maintained and managed as agreed thereafter.

REASON: To ensure satisfactory means of foul drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

(Councillor I Sayers returned to the meeting)

4. APPLICATION REF: 3/2016/0848  
GRID REF: SD 373982 438177

PROPOSED ERECTION OF TWO DRIVE-THROUGH RESTAURANT UNITS AND TWO FOOD UNITS WITH ASSOCIATED CAR PARKING AND LANDSCAPING WORKS AT BARROW BUSINESS VILLAGE, HEY ROAD, BARROW.

APPROVED subject to the following conditions:

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

REASON: 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:

1379 7b (amended plan received 03/11/16)  
1379 8b (amended plan received 03/11/16)  
1379 9b (amended plan received 03/11/16)  
1379 10b (amended plan received 29/11/16)  
1379 116b (amended plan received 29/11/16)  
3465 01 Rev D (amended plan received 30/11/16)  
Barrow Brook Business Park v1.2 (amended plan received 29/11/16)  
19446AA-SK001 Rev D (amended plan received 30/11/16)

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

3. Unless otherwise agreed in writing with the Local Planning Authority, the external surfaces of the units hereby approved shall be constructed, and retained as such thereafter, in complete accordance with the materials detailed on drawing numbers:

1379 7b (amended plan received 03/11/16)  
1379 8b (amended plan received 03/11/16)  
1379 9b (amended plan received 03/11/16)

REASON: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and area in the

interests of visual amenity in accordance with the requirements of Core Strategy Key Statement EN/2 and Policy DMG1, and the National Planning Policy Framework.

4. Prior to the first use or occupation of each unit of the development hereby permitted, full details/specifications of any plant machinery, including the extraction system, refrigeration units, air conditioning units (including details of their position, appearance, noise levels and model numbers used) shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in complete accordance with the approved details prior to the units being brought into use and used whenever odours are being produced, and all filters/equipment should be retained as agreed thereafter and maintained to ensure optimum operation.

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

5. Noise from the extraction, refrigeration, air conditioning systems, or any similar plant machinery, shall not exceed 40 dB(A) leq 5 minutes between the hours of 07:00 – 23:00 and 35 dB(A) leq 5 minutes between the hours of 23:00 – 07:00, when measured 1m from the façade of noise sensitive premises.

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

6. Within three months of the commencement of development of development, details of the construction and design of any external refuse recycling/bin stores shall be submitted to and approved in writing by the Local Planning Authority. The duly approved facilities shall be made available for use before each unit hereby approved is first brought into use and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. 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 building(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 in accordance with Policies DMG1 and DME6 of the Core Strategy.

8. Notwithstanding the requirements of condition 2 of this approval, within 3 months of development first taking place, full details of the siting, height, design, materials and finish to be used in the construction of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before any of the units hereby approved are first brought into use and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the requirements of Core Strategy Key Statement EN/2 and Policy DMG1, and the National Planning Policy Framework.

9. Notwithstanding the submitted details, no development shall commence or be undertaken on site until full details of the proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) have been 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.

10. The areas for access and the car park, along with all other hardstanding areas, including the pedestrian crossing points, shown on the approved plans (1379 11b - amended plan received 29/11/16) shall be constructed and marked out in full accordance with the details shown concurrently with the construction of the units hereby permitted and shall be made available for use before any of the units are first occupied and retained as such thereafter.

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

11. Notwithstanding the requirements of condition 2 of this approval, no external lighting shall be installed on the buildings or elsewhere on the site without the

prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

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

12. Within three months of commencement of development, full details of the number, location and coverage of all external CCTV cameras on the site shall have been submitted for the written approval of the Local Planning Authority. The development shall take place in accordance with the approved details, and the approved CCTV cameras shall be in place and in operation before any of the units hereby approved are first brought into use and shall be retained thereafter.

REASON: In the interest of public safety and to ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. There shall be no deliveries or collections to/from the new units hereby approved except between the following hours:  
06:00 – 20:00 Monday to Friday;  
07:30 – 18:00 Saturday; and  
09:30 – 17:00 Sunday and Bank Holidays.

REASON: In order to protect the residential amenities of the occupiers of the nearby properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

14. Unless otherwise agreed in writing by the Local Planning Authority, for the duration of the construction works, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

15. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- 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: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

17. The new road for the development hereby approved 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 extended 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 Ribble Valley Core Strategy Policies DMG1 and DMG3.

18. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

19. 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 public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/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 contained within the NPPF and NPPG.

20. 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 contained within the NPPF and NPPG.

21. The development hereby approved shall be carried out in complete accordance with the mitigation measures and ecological enhancements as detailed/recommended within Section 6 of the submitted Ecological Appraisal titled "*Barrow Brook Business Village, Clitheroe – Project Ref:ECO-5023*".

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.

22. 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 units hereby approved shall only be used for A3 use classes (food units) and shall have no permitted change to any other use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), without the prior written approval of the Local Planning Authority.

REASON: To ensure that the units are solely used as food units (A3), as any other retail uses may not be considered acceptable due to the impact upon the vitality and viability of the Clitheroe Town Centre in accordance with Key Statements DS2 and EC2 of the Ribble Valley Core Strategy, as well as guidance within the National Planning Policy Framework.

#### INFORMATIVES

1. The buildings should have an intruder alarm fitted that is linked to an Alarm Receiving Centre. This facility is necessary for a police deployment on two confirmed alarm activations.
2. This development should incorporate the principles of Secured by Design, with particular regard to the physical security measures. External doors should be certified to PAS 24:2012 (minimum) security standard to reduce the risk of intruder access and glazing in windows and doors should be 6.8mm laminated with any opening lights being fitted with restrictors.
3. Internal doors leading to staff only areas should have access control measures installed to reduce the risk of sneak in burglaries and also to delay movement around the building should intruder access be gained.
4. Fast food restaurants often attract groups of youths and frequent incidents of problematic behaviour are reported to the police. Comprehensive CCTV coverage of internal and external areas including the car park, will help to deter these problems and also provide evidence of behaviour and identity should an incident arise. This data should be stored for a 30 day period before being destroyed if not required. Further advice is available if required.
5. Natural surveillance should be increased as much as possible within the design in order to allow views across external areas to deter crime and anti-social behaviour. Landscaping should be maintained at low levels so areas of concealment are not created which would increase the vulnerability to crime and ASB.
6. Sufficient external bins must be provided for the disposal of customers litter. Complaints are often reported to the police regarding issues over littering relating to drive thru' restaurants and the repeated problems this causes nearby residents.

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

(Mr Walton spoke in favour of the above application)

5. APPLICATION REF: 3/2016/0882  
GRID REF: SD 374233 440967

TWO NEW THREE-BEDROOM DETACHED HOUSES (RESUBMISSION OF 3/2016/0257) ON VACANT LAND ADJACENT TO PARK STREET PLAY AREA, PARK STREET, CLITHEROE

The Head of Planning Services confirmed details of amended plans.

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan (scale 1:1250)  
407/3/1 E (amended plan received 10/11/16)  
407/3/2 C (amended plan received 8/12/16)  
407/3/3 (amended plan received 10/11/16)

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. 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 with Key Statement EN3 and Policies DMG1 and DME5 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, prior to the commencement of the development, details at a scale of not less than 1:20 of the proposed boundary walling, gates and fencing 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 Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

6. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees, hedges and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of either dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings hereby approved, including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of 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 development and locality, and to protect any adjacent trees, in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

8. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours

Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. Unless otherwise agreed in writing with the Local Planning Authority, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until all the existing trees (shown on drawing 407/3/1 E) directly adjacent to the site, have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect the existing trees in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

10. The first floor window in the north facing rear elevation of Unit 1 hereby approved (shown as a bathroom on approved drawing 407/3/2 C), shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed windows shall be retained as such thereafter.

REASON: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for adjoining residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

11. The site shall be drained via separate systems for the disposal of foul and surface water.

REASON: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

12. Prior to the commencement of any development on site, full details and specifications of the surfacing for the new access road (from Park Street leading to the dwellings hereby approved) shall have been submitted to and approved in writing by the Local Planning Authority. The new access road shall be constructed in complete accordance with the duly approved details prior to any building work commencing on the dwellings hereby approved, and the access road shall be retained as agreed thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

13. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON; To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

14. Notwithstanding the requirements of condition 6 of this permission, the car parking and manoeuvring areas shall be laid out in accordance with the approved plan (407/3/1 E) before each dwelling to which the car parking and manoeuvring area relates, is first brought into use and shall be permanently maintained as such thereafter.

REASON: To allow for the effective use of the parking areas in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

(Mr Pye spoke in favour of the above application)

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

6. APPLICATION REF: 3/2016/0973  
GRID REF: SD 375046 450262

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING (INCLUDING RE-DEFINING DOMESTIC CURTILAGE, GROUND WORKS AND PROVISION OF SUSTAINABLE DRAINAGE SYSTEM) AT BAMBERS BUNGALOW, SMALDEN LANE, LANE ENDS, BOLTON-BY-BOWLAND.

The Head of Planning Services confirmed details of amended plans.

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

1849/3.1B – Site Location Plan  
1849/3.2C – Block Plan for House  
1849/3.11E – Site Plan showing Footprints of Existing, Approved and Proposed layouts  
1849/3.12C – Comparative Sections thro' Site  
01A – Masterplan  
02A – Site Layout  
07 – Section A-A  
D-01 C – Drainage Scheme  
1849/3.6A – South Elevation  
1849/3.9B – East Elevation  
1849/3.8A – North Elevation  
1849/3.7A – West Elevation  
1849/3.4C – Ground Floor Layout  
1849/3.5B – First Floor Layout  
1849/3.10B – Roof Plan

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the dwelling hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall only be carried out in accordance with the Flood Risk Assessment (FRA) (Ref: DH161017) and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently 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: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the requirements of conditions 2 and 4 of this permission, prior to the commencement of any development, full details of the foul and surface water drainage schemes, including full details and cross sections of the proposed attenuation pond, shall be submitted to and approved in writing

by the Local Planning Authority. The replacement dwelling shall not be occupied until the approved foul and surface drainage scheme has been completed in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul and surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, prior to the replacement dwelling hereby approved being occupied, details at a scale of not less than 1:20 of any proposed boundary walling, gates and fencing 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 Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

7. Within 12 months of the replacement dwelling hereby approved being first occupied, the proposed landscaping scheme and tree planting shall have been carried out in accordance with details shown on approved drawing numbers: 01A and 02A, and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

8. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing numbers: 01A and 02A, and no development shall take place until all the existing trees within, or directly adjacent, to the site (except those shown to be removed on the approved plans), have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

9. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March -

August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. No above ground works 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 locations(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, or elsewhere within the site, during the construction stage of the development and made available for use before the dwelling hereby approved is 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 reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the replacement dwelling hereby approved, including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of 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 development and locality in accordance with the requirements of Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

12. Notwithstanding the provisions of Classes A, B, E, F, G, H and I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted

Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the new dwelling or placed within the curtilage of the dwelling, except those shown on the approved plans, 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 development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy.

13. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. No external lighting shall be installed on the replacement dwelling hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

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

15. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. The residential curtilage of the replacement dwelling hereby approved shall be restricted to that shown on approved drawing number 1849/3.11E.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality in accordance with the requirements of Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

## INFORMATIVE

If any evidence of bats is found at any time during works then works should cease immediately and advice sought from Natural England or a suitably qualified bat worker.

(Mrs Lynas spoke in favour of the above application)

7. APPLICATION REF: 3/2016/0975  
GRID REF: SD 374930 450318

CHANGE OF USE OF LAND FROM AGRICULTURAL TO HOLIDAY ACCOMMODATION INCLUDING FIVE EARTH-BUNDED CAMPING PODS, ERECTION OF ANCILLARY BUILDING AND ENGINEERING OPERATIONS TO FORM PARKING AREA AND DRAINAGE POND ON LAND TO NORTH OF BAMBERS BUNGALOW, SMALDEN LANE, LANE ENDS, BOLTON-BY-BOWLAND.

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

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

1849/3.20.1A – Site Location Plan Pods

01A – Masterplan

07 – Section A-A

1849/3.20.7A – Comparative Site Sections through pods

D-01 C – Drainage Scheme

1849/3.20.5A – Earth Pods Elevations

1849/3.20.6A – Family Pod Elevations

1849/3.20.3 – Pods Floor Plan

1849/3.20.4 – Family Pod Floor Plan

1849/3.30.2 – Auxiliary Building Elevations

1849/3.30.1A – Auxiliary Building

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

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the pods and the auxiliary building hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development

shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall only be carried out in accordance with the Flood Risk Assessment (FRA) (Ref: DH161017/GLA) and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to any of the pods hereby approved being first brought into use and subsequently 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: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the requirements of conditions 2 and 4 of this permission, prior to the commencement of any development, full details of the foul and surface water drainage schemes, including full details and cross sections of the proposed attenuation pond, shall be submitted to and approved in writing by the Local Planning Authority. The pods hereby approved shall not be brought into use until the approved foul and surface drainage scheme has been completed in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul and surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

6. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of the specification of all glazing to be used on the external surfaces of the pods hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the glazing to be used is appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy

7. Within 12 months of any pod hereby approved being first brought into use, the proposed landscaping scheme and tree planting shall have been carried out in accordance with details shown on approved drawing number 01A, and the

areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

8. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing number 01A, and no development shall take place until all the existing trees within, or directly adjacent to, the site, have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

9. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. No external lighting shall be installed on any building or pod hereby approved, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.

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

12. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

13. 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 and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

REASON: To prevent vehicles reversing to and from the highway in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

13. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities;
- 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: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

14. 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 Smalden Lane and Lane End. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last unit, and the developer shall make good any damage to Smalden Lane and Lane End to return it to the pre-construction situation as required.

REASON: To maintain the construction of Smalden Lane and Lane End in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

15. Unless otherwise agreed in writing with the Local Planning Authority, the car parking area for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

16. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

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

17. The pods hereby approved shall not be let to or occupied by any one person or group of persons for a continuous period of longer than two months in any one calendar year and in any event shall not be used as a permanent accommodation. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall contain the name and address of the principal occupier together with the dates of occupation.

REASON: To ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

18. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the pods hereby approved shall only be used as holiday

accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

19. Unless otherwise agreed in writing with the Local Planning Authority, the use hereby permitted shall be carried out and managed in complete accordance with the details submitted within the management plan titled "Lane Ends – Management Plan (October 2016)".

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

20. The pods hereby approved shall only be used between the dates of 1<sup>st</sup> April and 31st October.

REASON: In accordance with Policies EN2, DMG1 and DMB3 of the Ribble Valley Core Strategy, in order to limit occupation of the site and to maintain the scenic beauty of the Forest of Bowland Area of Outstanding Natural Beauty.

21. The pods hereby approved shall only operate as a business in association with the dwelling at Bambers Bungalow (Smalden Lane, Lane Ends BB7 4PH), and shall not be sold off as a separate business. The owner/site manager of the pods hereby approved shall therefore always reside at the dwelling currently known as Bambers Bungalow (or any such alternative name that the property is known as in the future).

REASON: For the avoidance of doubt and to ensure that the pods do not have a detrimental impact upon residential amenity in accordance with Policy DMG1.

#### INFORMATIVE

The applicant is advised to contact Lancashire Fire Service for safety advice prior commencement of any development on site.

(Mr Lynas spoke in favour of the above application)

8. APPLICATION REF: 3/2016/1033/P  
GRID REF: SD 373909 438265

CONSTRUCTION OF 9 LIGHT INDUSTRIAL UNITS (USE CLASS B1) WITH ASSOCIATED PARKING AND LANDSCAPING AT LAND AT BARROW BROOK ENTERPRISE PARK BARROW BB7 9QZ

The Head of Planning Services reported on the objections received from Barrow Parish Council and on discussions with the Highway Authority and developer.

That the application be Deferred and Delegated to the Director of Community Services for approval subject to resolution of drainage details within 3 months of the date of this Committee or if the 3 year period has exceeded delegated to the Head of Planning Services in conjunction with Chair and Vice Chair of Planning and Development Committee subject to appropriate conditions.

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

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

- 2 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:

Location Plan

4664-P02 rev.K – Proposed Floor Plan

4664-P03 rev.C – Proposed Site Plan

4664-P04 rev.C – Proposed Elevations

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

- 3 Notwithstanding the details shown on the approved plans, prior to the commencement of any development revised drawings of the south east elevation of unit 9 and the south west elevation of unit 1 shall have been submitted to and approved in writing by the Local Planning Authority. The elevational drawings should incorporate vertical subdivisions of the horizontal panelling to match the courtyard elevations and the development shall be implemented in 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.

#### *Materials*

- 4 Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

REASON: In order to ensure 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.

*Amenity*

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

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the unit.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

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

- 6 Prior to the first occupation of any of the units hereby permitted, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

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

- 7 The use of the units hereby permitted shall be used for uses falling within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REASON: In accordance with Policies DMG1 of the Ribble Valley Core Strategy as other uses may have an unacceptable impact on neighbour amenity and/or the character and appearance of the area.

- 8 No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the

development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the occupiers of neighbouring properties due to noise from such equipment, in accordance with Policy DMG1 of the of the Ribble Valley Core Strategy.

- 9 The permitted use shall not take place other than within those buildings identified for the permitted use on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy.

- 10 No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents to comply with Policy DMG1 of the Ribble Valley Core Strategy.

- 11 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to minimise the possibility of inconvenience to nearby residents in compliance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy Adopted Version.

- 12 There shall be no deliveries or collections to/from the new units hereby approved between the hours of 1900 and 0700 hours, and none at all on Sundays and Bank Holidays.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties and to comply with Policy DMG1 of the Ribble Valley Core Strategy (Adopted Version).

- 13 There shall be no movements of HGV's or forklift trucks, used in connection with the new units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### *Ecology*

- 14 The development shall be carried out in STRICT accordance with the recommendations outlined in Section 5 of the submitted Extended Phase 1 Habitat Survey & Baseline Ecological Impact Assessment dated July 2016.

REASON: To minimise the impact on ecology in accordance with Policies DMG1 and DME3 of the Core Strategy.

### *Landscaping*

- 15 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees to be retained, as identified in the Arboricultural Impact Assessment dated October 2016, shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone. In addition no impermeable surfacing shall be constructed within the protection zone.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

- 16 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 a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations of the Habitat Survey & Ecological Impact Assessment and shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

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

*Drainage*

To be determined following the receipt of acceptable drainage details.

*Highways*

To be determined following the receipt of representations from the County Surveyor and acceptable highway details.

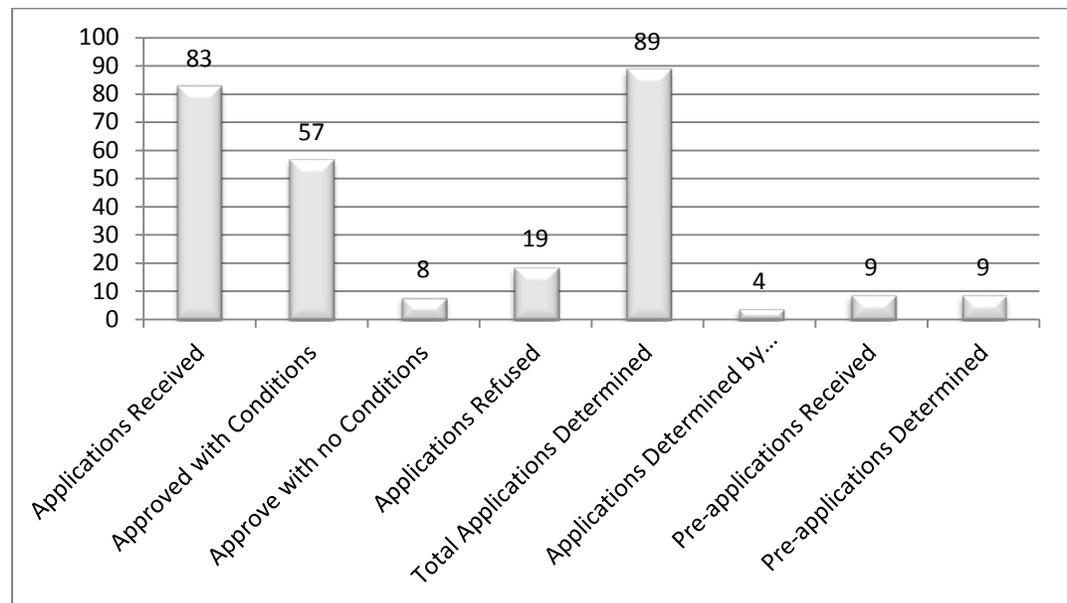
INFORMATIVE

The applicant is advised to consider the creation of a travel plan with the aim to encourage sustainable modes of travel and measures such as car sharing to be part of any such promotion.

(Mr Ratcliffe spoke in favour of the above application)

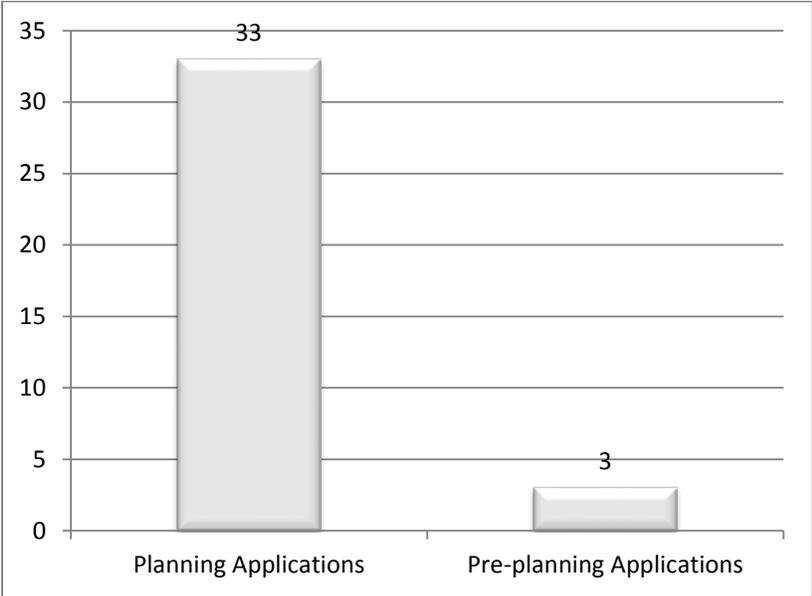
PLANNING APPLICATION STATISTIC REPORT

APPLICATIONS DETERMINED – 30 October – 2 November 2016

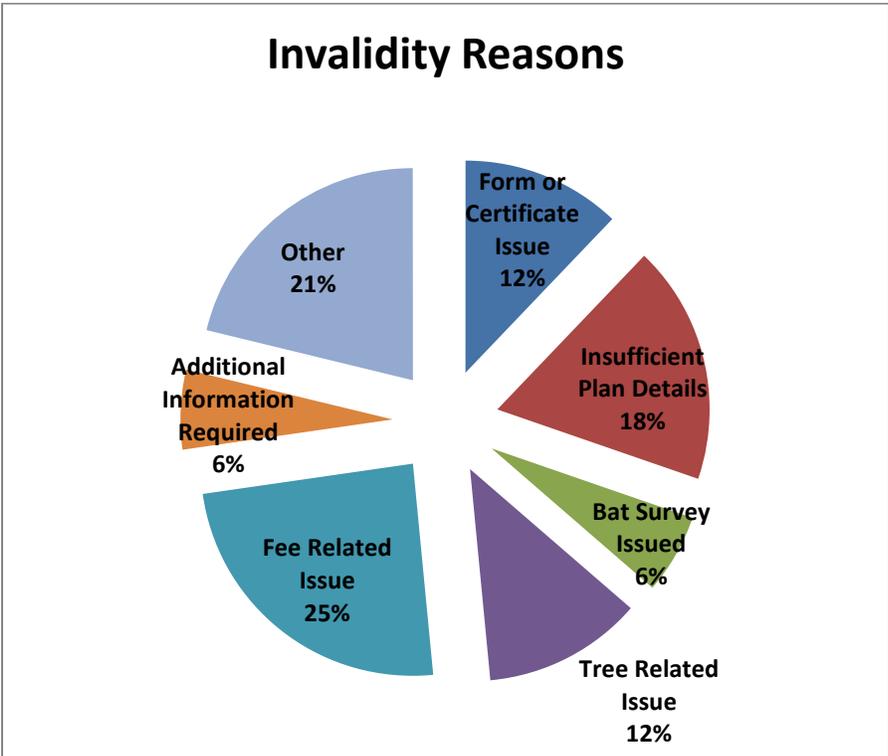


(This list does not include prior determinations, split decisions, observations to other Local Planning Authorities and other less frequent application types).

**INVALIDITY REPORT – 1 December 2016**



**INVALIDITY REASONS – 1 DECEMBER 2016**



In relation to submitted applications, between 30-40% of new applications are invalid when submitted. The above pie chart gives a breakdown of the main reasons for applications currently invalid.

Although some applications are quickly made valid (between 2-3 days) in many cases agents/applicants take a considerable time in responding or providing the additional details. In some cases this may be due to the need to commission additional work such as arboricultural reports or bat surveys. It is the intention for future reports to include a breakdown of the length of time in relation to invalid applications.

The Head of Planning Services reported that the checklist of requirements of submission of valid applications would be recirculated to local agents.

421 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0328	15 Parker Avenue Clitheroe	15/9/16	9 weeks	18	Decision 16/11/16

422 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0649	Discharge of conditions 4 (design & detail), 6 (deliveries), 9,10,11,12 and 13 (highways), 16 (contaminated land), 18 and 18 (drainage) and 23 (floor surfaces and street furniture) and part discharge of conditions 3 (air conditioning and ventilation), 21 (external lighting) of planning permission 3/2015/0943	Holmes Mill Greenacre Street Clitheroe
3/2016/0650	Discharge of conditions 4 (section details), 5 (air conditioning and ventilation), 6 (materials) and 7 (engine restoration programme) of listed building consent 3/2015/0944	Holmes Mill Greenacre Street Clitheroe
3/2016/0828	Two storey extension over existing garage	16 Knowsley Road West Wilpshire
3/2016/0879	Certificate of Lawfulness of proposed use for use of existing garage and stables as additional living accommodation at Pinfold Farm	2 Pinfold Barn Preston Road Ribchester
3/2016/0912	Change of use to children home for up to 4 children with 2 staff	Holme Farm Cottage Burtholm Lane Chipping

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0917	Installation 12.5mm slim line monopole supporting 4 antennas in a shroud at top of column, 2 equipment cabinets at ground level 1m cabinet and ancillary development thereto including A1. 2m high timber post and rail stock proof fence	Land at Dry Corner Farm Padiham Road Sabden
3/2016/0972	Removal of Sycamore tree	Blackburn Diocese Clayton House, Walker Office Park, Blackburn
3/2016/1006	Demolition of existing garage and conservatory and erection of new single storey extension to rear 4.725m, long, 3.625m (max) high, 2.260m to eaves	21 Pimlico Road Clitheroe

423 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 at Clitheroe Road West Bradford	WR		Costs awarded to RVBC 30/11/2016
3/2015/0605 R	03/05/16	Little Snodworth Farm, Snodworth Road, Langho	WR		Awaiting Decision
3/2016/0241 R	15/06/16	Field Barn, Old Langho Road Langho	WR		Part allowed (stable) Part dismissed (garage/annex) 04/11/16
3/2016/0387 R	24/08/16	3 Accrington Road Whalley	WR		Awaiting Decision
3/2016/0260 U	09/09/16	The Hay Moo Mellor Brow Mellor	WR		Appeal Allowed 08/11/16
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	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		Appeal Dismissed 21/11/16

<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>
3/2016/0250 R	09/09/16	Elms House 127 Whalley Road Clitheroe	WR		Appeal Dismissed 07/11/16
3/2016/0516 R	12/10/16	Seven Acre Bungalow Forty Acre Lane Longridge	WR		Statement due 16/11/16
3/2016/0333 R	31/10/16	Blue Trees Copster Green	HH		Awaiting Decision
3/2016/0459 R	16/11/16	10 Pendle Drive Whalley	HH		Awaiting Decision
3/2016/0750 R	17/11/16	24 Higher Road Longridge	WR		Statement due 22/12/16
3/2016/0279 R	Awaiting start date from PINS	Dove Syke Eaves Hall Lane West Bradford	LB		
3/2015/0776 R (enf)	Awaiting start date from PINS	Land off Lambing Clough Lane Hurst Green	WR		
3/2015/0780 R (enf)	Awaiting start date from PINS	Timothy House Farm Whalley Road Hurst Green	WR		
3/2016/0701 R	11/11/16	77 Inglewhite Road Longridge	HH		Awaiting Decision
3/2016/0369R	Awaiting start date from PINS	Greengore Farm Hill Lane Hurst Green	WR (to be confirmed)		
3/2016/0370 R	Awaiting start date from PINS	Greengore Farm Hill Lane Hurst Green	LB (to be confirmed)		
3/2016/0346 R	Awaiting start date from PINS	30 Barker Lane Mellor	WR (to be confirmed)		

424 BOLTON-BY-BOWLAND AND GISBURN FOREST NEIGHBOURHOOD PLAN SUBMISSION VERSION

The Chief Executive submitted a report updating Committee on the progress of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan. The final version of the plan had been formally submitted and was out for consultation. Following conclusion of that consultation, that document together with any responses to the consultation will be submitted for Examination by an Independent Examiner. If then found to be sound, the next stage would be a local

Referendum. The Council's responsibility is to publish the consultation, receive and collate responses, and thereafter to appoint the Independent Examiner.

The Council has an earmarked fund for neighbourhood planning from which the cost of the Examination and Referendum can be drawn. If the plan progresses to Referendum, application can be made for a grant of £20,000 to replenish the earmarked reserve.

RESOLVED: That

1. note the content of the report and authorise the Chief Executive in consultation with the Chairman to agree modifications to enable the plan to progress and to advise the qualifying body that the plan should continue to Examination at this stage and that the appointment of the Independent Examiner be made; and
2. agree to use the neighbourhood planning earmarked reserve to fund the cost of the Examination and a Referendum if necessary.

425 PROPOSED CONSULTATION RESPONSE TO LONGRIDGE NEIGHBOURHOOD PLAN

The Chief Executive submitted a report updating Committee on the progress of the Longridge Neighbourhood Plan. The Local Neighbourhood Plan Group had prepared an initial version of the plan, for which the local consultation had closed on 28 November 2016. This would produce a revised version for submission as a final plan to Ribble Valley Borough Council to arrange for a formal six week consultation.

RESOLVED: That Committee approve the forthcoming submission of formal comments on the Longridge Neighbourhood Plan and further liaison with the Longridge Neighbourhood Plan Group to help refine the developing plan.

426 LOCAL DEVELOPMENT FRAMEWORK – HOUSING AND ECONOMIC DEVELOPMENT DPD – SUMMARY OF REGULATION 18 CONSULTATION

The Chief Executive submitted a report on the outcome of consultation on the Regulation 18 stage consultation on the Housing and Economic Development DPD and the Draft Proposals Map. A report on the Summary of Representations received had been produced setting out the main issues involved and feedback. Further, the Draft Proposals Map had been produced, and was now available to assist decision making for Development Management purposes. Although not yet a statutory plan, it would have some limited weight and provide clarity to assist determination of applications.

RESOLVED: That Committee agree the publication of the report and agree to adopt the Draft Proposals Map for Development Management purposes.

427 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the results of the most recent Housing Land Availability Survey October 2016. The Council would continue to monitor the housing land situation; the next survey is scheduled to take place at the end of March 2017.

RESOLVED: That the report be noted.

428 LOCAL DEVELOPMENT PLAN WORKING GROUP

The minutes of the meeting of the Local Development Plan Working Group held on 9 August 2016 were noted by Committee.

429 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

430 APPEALS

- a) 3/2016/0241/P – Garage/annex building and stable block within the residential curtilage at Field Barn, Old Langho Road, Langho – appeal dismissed for garage/annex building and allowed for stable block.
- b) 3/2016/0250/P – Change of use to three self-contained one bedroom flats at Elms House, 127 Whalley Road, Clitheroe – appeal dismissed.
- c) 3/2016/0260/P – Two storey extension and attached garage to the existing dwelling at The Hey Moo, Mellor Brow, Mellor – appeal allowed.
- d) 3/2016/0260/P – Application for costs relating to The Hay Moo, Mellor Brow, Mellor – costs awarded.
- e) 3/2016/0195/P – Outline planning permission for one detached dwelling with integral garage and a new detached garage to the front of the existing property at The Pippins, 248 Preston Road, Longridge – appeal dismissed.
- f) Application for costs by RVBC against Mrs Middleton relating to refusal of planning permission for 11no residential units at land adjacent to Clitheroe Road, West Bradford – costs awarded to RVBC.

The meeting closed at 7.55pm.

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