

Minutes of Planning and Development Committee

Meeting Date: Thursday, 16 February 2017 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Legal and Democratic Services, Principal Planning Officer (Design and Conservation), Principal Planning Officer (Urban Design).

547 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S Atkinson.

548 MINUTES

The minutes of the meeting held on 12 January 2017 were approved as a correct record and signed by the Chairman.

549 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Knox declared an interest in planning applications 3/2016/0928 and 3/2016/0930.

Councillor J Rogerson declared an interest in planning application 3/2016/0974.

550 PUBLIC PARTICIPATION

There was no public participation.

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

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

1. APPLICATION REF: 3/2016/0928 (PA)
GRID REF: SD 374390 441732

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM B1 (OFFICE USE) TO C3 (DWELLING) TO FORM TWO DWELLINGS AT STANLEY HOUSE, LOWERGATE, CLITHEROE BB7 1AD.

The Principal Planning Officer (Design and Conservation) gave Members an update on condition 2.

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: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by the email received from the agent on 16 December 2016 and the revised 'Proposed Floor Plans for the Division of Stanley House into Two Houses' received from the applicant 19 December 2016 and the confirmation of proposed works to car park surfacing immediately adjacent trees received 3 January 2017.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and in order to safeguard the special architectural and historic interest of the listed building.

3. Precise specifications of works to the fabric of the listed building (including walling up of doorways) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

4. Precise specifications of new services (exterior and interior impacts) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

5. Precise specifications of a car park and manoeuvring scheme is to be submitted to and approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and clearly showing ownership of each parking bay.

REASON: To allow for the effective use of the parking areas.

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

2. APPLICATION REF: 3/2016/0930
GRID REF: SD 374390 441732

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM B1 (OFFICE USE) TO C3 (DWELLING) TO FORM TWO DWELLINGS AT STANLEY HOUSE, LOWERGATE, CLITHEROE BB7 1AD.

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: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by the email received from the agent on 16 December 2016 and the revised 'Proposed Floor Plans for the Division of Stanley House into Two Houses' received from the applicant 19 December 2016.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and in order to safeguard the special architectural and historic interest of the listed building.

3. Precise specifications of works to the fabric of the listed building (including walling up of doorways) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

4. Precise specifications of new services (exterior and interior impacts) shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

REASON: In order to safeguard the special architectural and historic interest and significance of the listed building.

5. Precise specifications of a car park and manoeuvring scheme is to be submitted to and approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter and clearly showing ownership of each parking bay.

REASON: To allow for the effective use of the parking areas.

(Councillor S Knox returned to the meeting).

3. APPLICATION REF: 3/2015/0058/P (LBC)
GRID REF: SD 372923 436134

DEVELOPMENT DESCRIPTION:

INSTALL CEILINGS TO ALL ROOF SPACES WITH KINGSPAN 50MM INSULATION THEN FIREBOARDS. REPLACE 20TH CENTURY STAIRCASE WITH LIKE FOR LIKE REPLACEMENT INTO THE LOFT SPACE. REPLACE AND RE-SKIM INTERNAL STUD PARTITION AND STAIRCASE TO SMALL STORAGE AREA. REWIRING AND REPLUMBING. REPAIR AND RESTORE THE MAIN STAIRCASE ON A LIKE FOR LIKE BASIS AT 3 ABBEYCROFT, THE SANDS, WHALLEY, BB7 9TN

REFUSED for the following reason:

1. The proposal has a harmful impact upon the special architectural and historic interest of the listed building because of the loss and alteration of important historic fabric and plan form.

4. APPLICATION REF: 3/2016/0895
GRID REF: SD 374305 441792

DEVELOPMENT DESCRIPTION:

INTERNAL ALTERATIONS TO COMPLY WITH CURRENT BUILDING REGULATION REQUIREMENTS AT NORMAN COPE OPTICIANS, 11 CASTLE STREET, CLITHEROE BB7 2BT

APPLICATION TO BE DEFERRED, MINDED TO APPROVE, TO ALLOW OFFICERS TO IMPOSE APPROPRIATE CONDITIONS IN RESPECT OF THE PROPOSED DEVELOPMENT/WORKS

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

5. APPLICATION REF: 3/2016/1038
GRID REF: SD 374348 441715

DEVELOPMENT DESCRIPTION:

CREATION OF 2 RESIDENTIAL FLATS AT FIRST FLOOR LEVEL AND ASSOCIATED INTERNAL ALTERATIONS AT 1 MOOR LANE CLITHEROE BB7 1BE.

WITHDRAWN from the Agenda

6. APPLICATION REF: 3/2016/1039
GRID REF: SD 374348 441715

DEVELOPMENT DESCRIPTION:

CREATION OF 2 RESIDENTIAL FLATS AT FIRST FLOOR LEVEL AND ASSOCIATED INTERNAL ALTERATIONS AT 1 MOOR LANE CLITHEROE BB7 1BE

WITHDRAWN from the Agenda

7. APPLICATION REF: 3/2016/0522
GRID REF: SD 373349 436145

DEVELOPMENT DESCRIPTION:

3/2016/0522 CHANGE OF USE OF PREMISES FROM USE CLASS A4 TO USE CLASS A1, INTERNAL AND EXTERNAL ALTERATIONS AND WORKS TO PUBLIC CAR PARK AREA WITH ASSOCIATED WORKS. WHALLEY ARMS, 60 KING STREET, WHALLEY, BB7 9SN

DEFERRED and DELEGATED to the Director of Community Services subject to receipt of satisfactory further information in relation to Heritage aspects of the proposal and the following conditions:

Time Limit

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

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans and Further Details

2. The approval relates to drawing numbers:-

Dwg No	Drawing Title
5619(P) 203	Proposed elevation plan received on 23/12/16 with the exception of the details of the entrance door on King Street and fencing details.
5619(P) 103	Proposed Ground Floor Plan received on 23/12/16
5619(P) 103-1	Proposed First Floor Plan
5619(P) 503	Proposed Site Plan received on 23/12/16
5619(P) 110 Rev B	Ground Floor Demolition Plan
5619(P) 10-1	First Floor Demolition Plan received on 23/12/16
5619(P) 203 Rev A	Section Plan received on 23/12/16

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

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

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

4. Notwithstanding the elevational details of the proposed entrance door on to the King Street elevation and the close boarded fence around the service yard further details shall be provided in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority.

REASON: To the interest of visual amenity and to ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

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

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and in order to safeguard the special architectural and historic interest of the listed buildings, the character and appearance of the Whalley Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Deliveries

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

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

Highways

- 7 Notwithstanding the submitted car parking identified on the plan further details of additional mobility spaces and a car park management plan shall be provided in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority. The approved scheme shall be implemented and the spaces available for use before the development hereby approved is first brought into use.

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

Materials

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

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

9. Full details of the positioning and appearance of plant, ventilation grilles, ducts and pipework, rainwater goods on the building shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Only those approved details shall form part of the proposed development.

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

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

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

Amenity

11. The use of the premises in accordance with this permission shall be restricted to the Hours between 0700 to 2300 on Monday to Sundays.

REASON: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Heritage

- 12 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include a building record to level 3 and using the standards and guidance set out in the English Heritage document 'Understanding Historic Buildings' (2006).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings and to comply with Policy DME4 of the Ribble Valley Core Strategy Adopted Version

8. APPLICATION REF: 3/2016/0523
GRID REF: SD 373349 436145

DEVELOPMENT DESCRIPTION:

3/2016/0523 LISTED BUILDING CONSENT EXTERNAL ALTERATIONS AND WORKS TO PUBLIC CAR PARK AREA WITH ASSOCIATED WORKS AT WHALLEY ARMS, 60 KING STREET, WHALLEY

DEFERRED and DELEGATED to the Director of Community Services subject to receipt of satisfactory further information in relation to Heritage aspects of the proposal and the following conditions:

Time Limit

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

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Plans and Further Details

2. The approval relates to drawing numbers:-

Dwg No	Drawing Title
5619(P) 203	Proposed elevation plan received on 23/12/16 with the exception of the details of the entrance door on King Street and fencing details.
5619(P) 103	Proposed Ground Floor Plan received on 23/12/16
5619(P) 103-1	Proposed First Floor Plan
5619(P) 503	Proposed Site Plan received on 23/12/16
5619(P) 110 Rev B	Ground Floor Demolition Plan
5619(P) 10-1	First Floor Demolition Plan received on 23/12/16
5619(P) 203 Rev A	Section Plan received on 23/12/16

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

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

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

4. Notwithstanding the elevational details of the proposed entrance door on to the King Street elevation and the close boarded fence around the service yard further details shall be provided in accordance with a scheme which shall first have been submitted to, and approved by, the local planning authority.

REASON: To the interest of visual amenity and to ensure adequate car parking is available prior to the development coming into use and comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy adopted version.

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

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and in order to safeguard the special architectural and historic interest of the listed buildings, the character and appearance of the Whalley Conservation Area in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Heritage

- 6 No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include a building record to level 3 and using the standards and guidance set out in the English Heritage document 'Understanding Historic Buildings' (2006).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings and to comply with policy DME4 of the Ribble Valley Core Strategy Adopted Version

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

9. APPLICATION REF: 3/2016/0974/P
GRID REF: SD 360006 445807

DEVELOPMENT DESCRIPTION:

The Principal Planning Officer (Urban Design) gave Members an update with regard to the Lancashire County Council sustainable transport measures that the applicant had agreed to contribute towards.

RESIDENTIAL DEVELOPMENT INCLUDING THE ERECTION OF 275 DWELLINGS, A LOCAL NEIGHBOURHOOD CENTRE, ACCESS ARRANGEMENTS AND ASSOCIATED LANDSCAPING/WILDLIFE INFRASTRUCTURE. LAND WEST OF PRESTON ROAD, LONGRIDGE

DEFERRED and DELEGATED to the Director of Community Services for approval to receipt of acceptable details in relation to matters of: Sustainable transport measures, Drainage, Overall masterplan and Urban Design approach/principles, Movement Framework, Green infrastructure provision and to allow further work to be undertaken regarding the detailed wording of conditions and subject to the satisfactory completion of a Legal Agreement. This shall be completed within 3 months from the date of this decision or if the 3 month period is exceeded delegated to the Head of Planning Services in conjunction with the

Chairperson and Vice Chairperson of the Planning and Development Committee and subject to the following conditions:

1. No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 4) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the Local Planning Authority.

In relation to landscaping, the details for each phase shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatments and a scheme of maintenance, including long term design objectives.

REASON: As the application is outline only and to define the scope of the reserved matters in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

2. No more than 275 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (OS Plan 10.192 11) and the vehicular and pedestrian accesses to the site shall be constructed in accordance with a scheme that shall have first been submitted to and agreed in writing with the Local Planning Authority in consultation with the Highways Authority.

Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the relevant phase or parcel of the development served by the access and completed in accordance with a timetable to be submitted for each phase as referred to in Condition 4 of this permission.

REASON: For the avoidance of doubt and to clarify the scope of the permission in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

3. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

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

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Prior to the submission of any reserved matters application, a phasing scheme including the parcels which shall be the subject of separate reserved matters applications shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted information shall include anticipated commencement dates and annual delivery rates of housing for each phase or parcel of development.

REASON: To ensure the development is appropriately phased to deliver a sustainable form of development, to assist the Local Planning Authority in planning for future sustainable housing growth and assist the Local Planning Authority in the production of accurate housing trajectories in accordance with Policies DMG1, DMG2, DMI2 and Key Statements DS1, DS2 and EN3 of the Ribble Valley Core Strategy.

5. The details in respect of the submission of any reserved matters shall be in strict accordance with the design principles and parameters to be established within revised documentation which shall have first been submitted to and agreed in writing by the Local planning Authority.

REASON: To ensure the development accords with the agreed general principles in relation to design, green infrastructure and pedestrian, cycle and vehicular movement within the site in accordance with Policies DMG1, DMG3, DME1, DME2, DME3, DMI2, DMB4, DMB5 and Key Statements EN3 and EN4 of the Ribble Valley Core Strategy.

6. Applications for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height and scale and location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development, its visual compatibility with the defined open countryside, in the interests of visual and residential amenities and to ensure the Local planning Authority can make an accurate assessment of the potential impacts upon existing nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. Landscape/Ecology:

To be determined following the receipt of further detailed information in relation to impacts upon protected species or species of conservation concern. Conditions likely to relate (not exclusively) to matters of:

- Methodology for maintenance of green networks/habitat corridors and the long term management and maintenance of ponds.

- Likely impacts as a result of the construction phase of the development and methodology/timings for mitigation and implementation of enhancement.
- Landscape management and phasing for delivery of areas of public open space (formal/informal) including Wildlife area.

8. Highways Details:

To be determined following further negotiation relating to methods for sustainable travel

9. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

10. 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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

11. Further Sustainable Drainage Details:

To be determined following response from the Local Lead Flood Authority.

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

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall

also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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

13. Applications for the approval of reserved matters shall be accompanied by elevational and locational details including the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development.

For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy, to ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

14. No development shall take place within a phase (pursuant to condition 4 of this consent) until a Construction Method Statement for the relevant phase has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors
- B. The location for the loading and unloading of plant and materials
- C. The location of storage of plant and materials used in constructing the development
- D. The locations of security hoarding
- E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
- F. 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)

- G. The highway routes of plant and material deliveries to and from the site.
- H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- I. Days and hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mr Booth spoke in favour of the above application. Mr Ingham spoke against the above application. Councillor Smith was given permission to speak on the above application).

(Councillor Rogerson returned to the meeting)

552 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwelling</u>	<u>Progress</u>
3/2016/0580	Spout Farm Preston Road Longridge	12/1/17	34	With Applicants Solicitor

553 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>
3/2015/0605 R	03/05/16	Little Snodworth Fm Snodworth Rd Langho	WR		Appeal Dismissed 22/12/2016
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Fm)	Inquiry	10/05/17 to 12/05/17 (3 days)	Bespoke timetable
3/2016/0516 R	12/10/16	Seven Acre Bungalow Forty Acre Lane Longridge	WR		Awaiting Decision
3/2016/0750 R	17/11/16	24 Higher Road Longridge	WR		Awaiting Decision

3/2016/0279 R	Awaiting start date from PINS	Dove Syke Eaves Hall Lane West Bradford	LB		
3/2015/0776 R (enf)	26/01/17	Land off Lambing Clough Lane Hurst Green	Hearing	Provisionally 4 th or 5 th April 2017	Statement due 02/03/17
3/2015/0780 R (enf)	26/01/17	Timothy House Fm Whalley Road Hurst Green	Hearing	Provisionally 4 th or 5 th April 2017	Statement due 02/03/17
3/2016/0369 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Awaiting Decision
3/2016/0370 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Awaiting Decision
3/2016/0346 R	Awaiting start date from PINS	30 Barker Lane Mellor	WR (to be confirmed)		
3/2016/0858 R	13/12/16	Davis Gate Barn Clitheroe Road Dutton	WR		Awaiting Decision
3/2016/0833 R	20/01/17	Moorgate Farm Kenyon Lane Dinckley	WR		Statement Due 24/02/17

554 MEMBER PROTOCOL

The Chief Executive submitted a report seeking Committee's approval on a Member Planning Protocol. A working group had met to consider the details of the document and had suggested various amendments which were now presented to Committee for consideration.

Members discussed the section on lobbying in some detail.

The Head of Legal and Democratic Services suggested a slight change to the paragraphs regarding decisions which are made contrary to officer recommendation that would clarify the protocol to be followed.

RESOLVED: That Committee approve the Planning Protocol as outlined with the amendments to the paragraphs on decisions taken that are contrary to officer recommendation.

555 REVIEW OF FEES AND CHARGES

The Director of Community Services submitted a report seeking Committee's approval on a minor change to the agreed fees and charges report that had previously been approved by Committee on 13 October 2016. The introduction of new charge related to large scale major developments of up to two meetings, additional meetings for householders and all other developments, discharge of conditions meetings and prior notification telecommunications and all enquires.

RESOLVED: That Committee approve the revision to the proposed charges previously reported on 13 October 2016 to Planning and Development Committee to exclude charging for minor listed building pre-application enquiries.

556 REQUEST FOR CONTRIBUTION TO THE ANNUAL HEDGELAYING EVENT

The Director of Community Services submitted a report for Committee to consider a request from the Lancashire and Westmorland Hedgelaying Association for a contribution of £2000 to the annual hedgelaying event to be held on 4 March 2017 at West Bradford in the Ribble Valley. This was an event that takes place annually which this year was being held in West Bradford, a local that provides an appropriate location for an event designed to test the skills of all who are participating and to demonstrate the importance of traditional boundaries.

RESOLVED: That Committee approve the request for a £2000 contribution to the Lancashire and Westmorland Hedgelaying Association laying event being held at West Bradford.

557 MINUTES OF THE DEVELOPMENT PLAN WORKING GROUP

Committee received the minutes of the Development Plan Working Group held on Wednesday, 26 October 2016.

APPEALS

- a) 3/2016/0516 – Extension to existing bungalow and the construction of a detached double garage and annex at Seven Acre Bungalow, Forty Acre Lane, Longridge – appeal allowed.
- b) 3/2015/0605 – Erection of a ground mounted solar photo-voltaic array and associated infrastructure at Little Snodworth Farm, Snodworth Road, Langho – appeal dismissed.

558 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.42pm.

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