

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 13 APRIL 2017
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF COMMUNITY SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2016/1201

GRID REF: SD 361161 437252

DEVELOPMENT DESCRIPTION:

ERECTION OF A SINGLE TWO-STOREY DWELLING. RESUBMISSION OF PLANNING APPLICATION 3/2016/0438. 41 DILWORTH LANE, LONGRIDGE PR3 3ST



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No representations received in respect of the application.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highways Development Control Section have raised no objection to the proposed development provided visibility splays of 59m can be provided and maintained.

UNITED UTILITIES:

No response received.

ADDITIONAL REPRESENTATIONS:

Two letters of representation have been received objecting to the application on the following grounds:

- Impact upon residential amenities as a result of an overbearing impact.
- Proximity of the proposed dwelling to existing boundaries.
- Increased problems in surface water runoff.
- Site entrance is inadequate and will be of detriment to Highways Safety.
- The application fails to address the fundamental reasons for refusal of the previous application.
- The property does not accord with guidelines in that it does not have a 10m rear back garden.
- The application has not been accompanied by a tree survey.
- The development is within close proximity to trees protected by TPO.

1. Site Description and Surrounding Area

- 1.1 The application site relates to a portion of residential curtilage associated with 41 Dilworth Lane, Longridge. The site is located within the Draft settlement boundary for Longridge. The site is greenfield in nature and is bounded to the south by residential development with a small number of dwellings being located to the east and the parent property (41 Dilworth) being located to the west.

2. Proposed Development for which consent is sought

- 2.1 Consent is sought for the erection of a two-storey 3 bedroom dwelling on lands adjacent 41 Dilworth Lane Longridge. The submitted details propose that the single point of vehicular access will be to the north of the site directly off Dilworth lane.
- 2.2 It is proposed that the dwelling will occupy an approximate central location within the plot it is to be located. The proposed dwellings will be two storeys in height measuring 5.2m at eaves and 8m at its highest ridge point. The footprint dwelling adopts a staggered L” shaped configuration with a two storey projecting hipped gable to its western extents and single storey attached garage to the eastern elevation.

- 2.3 The dwelling employs hipped roof forms throughout its entirety with the ridge height of the aforementioned projecting gable being approximately 840mm lower than the 8m high ridge line of the main body of the dwelling.
- 2.4 The submitted details propose that the dwelling will be faced in random natural stone with cut stone quoin and window surround detailing, with natural slate being employed as the primary facing material of the roof.
- 2.5 Dedicated parking provision is provided in the form of an attached garage with internal capacity for the parking of one motor vehicle, additional parking provision for a further two vehicles is accommodated externally in two dedicated bays located to the east of the proposed dwelling.

3. **Relevant Planning History**

3/2016/0438:

Erection of 2 no. detached dwellings. (Refused)

3/2015/1024:

Erection of two detached dwellings. (Refused)

3/2012/0053:

Proposed construction of three new two-storey terrace dwellings. Garden space allocated to each property. Seven surface parking bays. Re-submission of application 3/2011/0655P. Refused)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees & Woodlands

Policy DME2 – Landscape and Townscape Protection

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The site is located within the Draft settlement Boundary for Longridge, being located directly adjacent and to the north of an existing recently constructed residential development. The site is also located on the opposing side of

Dilworth Lane to a recently consented housing development for the erection of up to 195 dwellings (3/2015/0688) which is currently under construction.

- 5.1.2 Key Statement DS1 of the Ribble Valley Core Strategy states that the majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley.
- 5.1.3 The current outstanding residual housing need for Longridge as of the latest published monitoring position is 25 dwellings/units. I am mindful of the recent resolution passed by Planning Committee, to defer and delegate, for approval, application 3/2016/0974 for the erection of 275 Dwellings off Preston Road Longridge.
- 5.1.4 Taking into account the aforementioned recommendation, it is likely that the impending future housing monitoring position will conclude that there is no longer any outstanding residual housing need for Longridge. However it is important to be mindful that the outstanding residual need is a target to be met and not a ceiling for development. Any oversupply and its proportional/relative surplus over and above identified residual housing need would have to be assessed in relation to potential harm to the overall development strategy for the Borough and whether such an oversupply (where applicable) would preclude the ability for the LPA to plan for future sustainable growth.
- 5.1.5 In this respect, taking account of the latest monitoring position and the likely future revised position, I do not consider the quantum of development proposed would result in any demonstrable or quantifiable harm to the Development Strategy for the Borough.
- 5.1.6 Therefore given the sites proximity to existing development and its location within the defined settlement boundary for Longridge, notwithstanding other Development management considerations, the development is considered to be in broad accordance with the aims and objectives of the adopted development plan and Development Strategy for the borough relating to the location and siting of new housing growth.

5.2 Impact upon Residential Amenity:

- 5.2.1 The proposed dwelling is located approximately 6.2m from that of a shared boundary with the existing dwellings to the south resulting in a back to back facing distance of approximately 16.5m with the property directly adjacent to the south.
- 5.2.2 I am mindful that the aforementioned offset distance is substantially less than the 21m back to back distance usually sought within the Borough, however the distance of 21m is usually required when the relationship of the dwellings in question would result in direct overlooking by virtue of windows being located on the opposing facing elevations. In this case the southern elevation of the proposed dwelling, at first floor level, only accommodates a bathroom window which is to be obscured and two high level windows serving a home office. A further two windows are proposed at ground floor level, one serving a kitchen and the other a dining area.

- 5.2.3 Given the orientation of the aforementioned windows and taking account of the rooms which they serve I am satisfied that it is unlikely that there will be any significant general overlooking issues as a result. However, I am mindful that the configuration of the dwelling and usage of rooms could alter or be adapted without the need for planning permission and therefore the rooms which the windows serve could actually become primary habitable rooms without the knowledge of the Local Planning Authority, in which case direct overlooking may be directly resultant.
- 5.2.4 I therefore consider it appropriate to impose a condition that requires all first floor windows on the southern elevation of the proposed dwelling to be obscure glazed and retained as such in perpetuity to mitigate any potential detrimental impact upon neighbouring residential amenity.
- 5.2.5 A number of representations have raised the issue of the proposed dwelling resulting in an overbearing impact. As noted earlier in this report, I am mindful of the proximity of the proposed dwelling to the southern shared boundary and the resultant overlooking distance. I have also previously recognised the proximity relating to the direct back to back facing distance of 16.5m. It should be noted that the proposed back to back distance is 3m in excess of the rear elevation to side gable relationship the Local Planning Authority would normally seek.
- 5.2.6 Given the orientation of the proposed primary habitable room windows I would consider the current proposal is more akin to a rear to side gable arrangement. In this respect I do not therefore consider that the proximity of the dwelling would result in an overbearing impact. Furthermore, taking account of the solar orientation of the proposed dwelling and that it is located wholly to the north of the nearest affected properties I do not consider the proposal would result in an undue detrimental impact upon the amenities of neighbouring occupiers by virtue of a loss of light or overshadowing.

5.3 Highway Safety and Accessibility / Public Rights of Way:

- 5.3.1 The Highway Development Control Section had raised concerns in respect of the originally proposed visibility splay of 2m x 43m which would have been appropriate and sufficient for a speed limit of 30mph. However a speed survey undertaken in 2013 gave 85th percentile readings of average motor vehicle speeds of 39 / 40mph. Consequently it was determined by the Highways Officer that a more appropriate visibility splay would be 2m x 59m. The applicant has subsequently submitted revised details indicating that 2m x 59m visibility splays can be achieved. The Highways Development Control section have further added that a condition be attached that limits the height of any planting/structure within the visibility splays.

5.4 Landscape/Ecology:

- 5.4.1 The site is occupied by a number of trees that are protected by Tree Preservation Orders. A tree constraints plan has been submitted in support of the application however no arboricultural impact assessment has been submitted therefore the impacts upon the aforementioned trees/adjacent hedgerows or the need for

suitable mitigation and protection cannot be adequately assessed or ascertained at this stage.

- 5.4.2 The proposed site plan indicates that the access road and parking arrangements will avoid but closely follow the root protection area of the tree identified as T9 (TPO No.T6). The north western extents of the proposed dwelling is located in close proximity (800mm) with the root protection area of T10 (TPO No.T4) with no direct conflict evident from the proposed site plan.
- 5.4.3 However I am mindful that the activities associated with the construction of the dwelling and the need for footings and excavations relating to services may result in conflict with the aforementioned root protection area. It is for this reason that I consider it appropriate to attach a condition requiring tree protection and mitigation to be submitted prior to the commencement of any works on site.
- 5.4.4 I also note that no details of the hard surfaced areas relating to paving, that would allow occupiers to move around the building or access their front door from the driveway area been provided in support of the application. For the avoidance of doubt and to ensure that such paving does not impede upon the root protection areas of the protected trees, it is considered appropriate to attach a condition requiring details of all hard and soft landscaping to be submitted prior to the commencement of works.

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 Given the separation distances between existing and proposed dwellings and taking account of the orientation of primary habitable room windows I do not consider that the proposal would result in any significant detrimental impact upon existing or future residential amenity.
- 6.2 The proposal is further considered to be of an appropriate scale and design when taking into account the character of the immediate area and it is considered that the proposal will not result in any significant detrimental impact upon neighbouring residential amenities.
- 6.3 It is for the above reasons and having regard to all material considerations and matters raised; the application is recommended for approval subject to the imposition of relevant planning conditions.

RECOMMENDATION: That the application be 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 Floor Plans and Elevations: 4892-P01 A
Proposed Site Plan (Including Visibility Splays): 4892-P10

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

3. Notwithstanding the submitted details, samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

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

4. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until an arboricultural impact assessment including a scheme for tree protection and/or mitigation for affected trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority. The protection measures/methodology shall be implemented in strict accordance with the approved details.

For the avoidance of doubt, any proposed protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees and hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Key Policies DMG1 and DME2 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 hard landscaping shall be implemented in accordance with the approved details prior to the first occupation of the development and retained as such thereafter at all times. The approved soft landscaping scheme shall be implemented in the first planting season following occupation or first use of the development, 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

REASON: To ensure the proposal is satisfactorily landscaped, appropriate to the locality and to ensure that the hard landscaping does not impede upon the root protection area(s) of trees protected by Tree Preservation Orders without sufficient mitigation, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the submitted details, elevational details of the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

REASON: To comply with Key Statement Policy DMG1 of the Ribble Valley Core Strategy, to ensure a satisfactory standard of appearance in the interests of the visual amenities of the area.

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

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 the proposed housing in relation to adjacent existing development/built form (where applicable). The details shall clearly show the eaves and ridge heights of the proposed building/dwelling(s) relative to the eaves and ridge heights of existing neighbouring development/built form. The development shall be carried out in strict 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, is appropriate to the locality and to ensure the development does not result in any detrimental impact upon residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level within the visibility splays as indicated on the approved drawing 4892-P10.

For the avoidance of doubt the visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Dilworth Lane to points measured 59m in each direction along the nearer edge of the carriageway of Dilworth Lane, from the centre line of the access.

REASON: To ensure adequate visibility at the site access and to ensure the safe operation of the immediate highway in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

9. No development shall take place until a Construction Method Statement for the development 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.

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

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

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

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

- 12. The first floor windows in the south elevation of the dwelling hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

BACKGROUND PAPERS

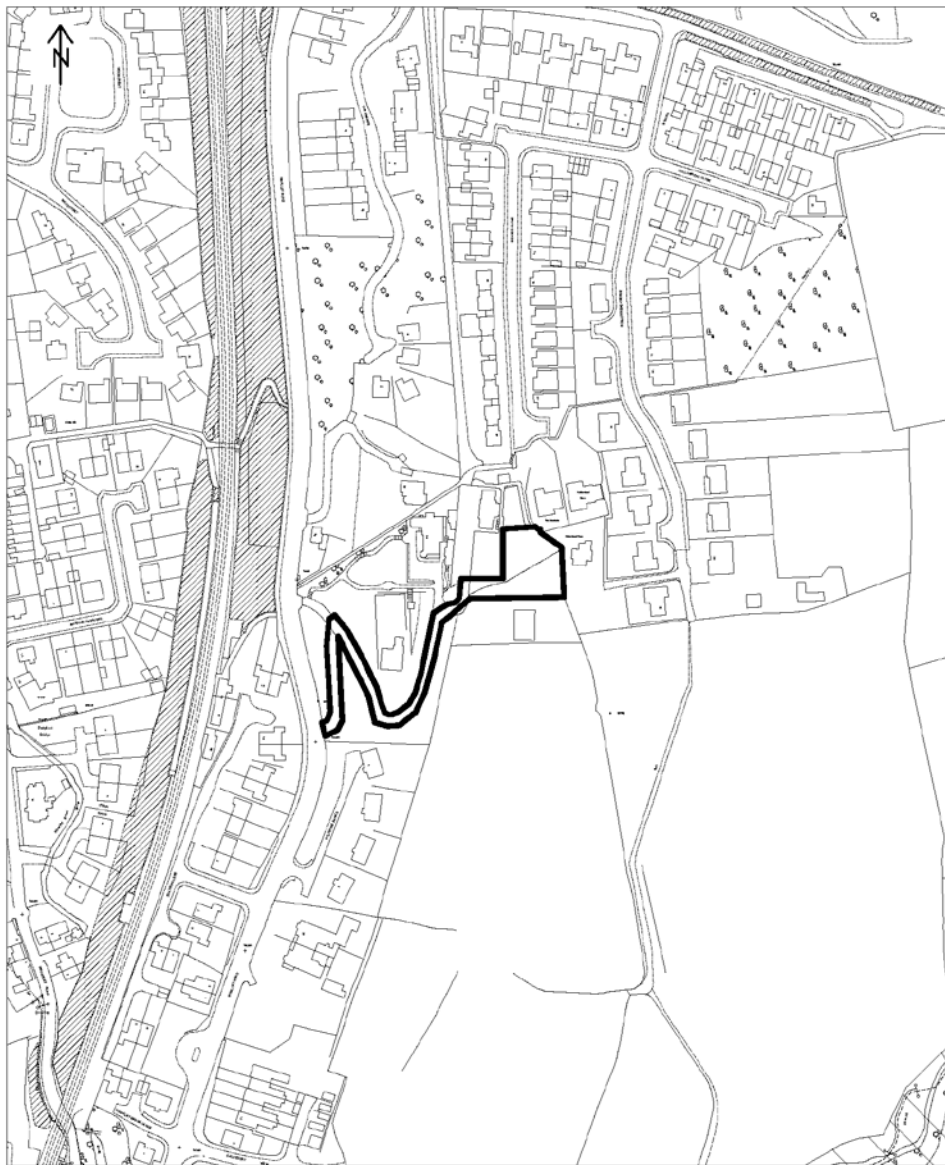
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F1201

APPLICATION REF: 3/2017/0118

GRID REF: SD 368891 432063

DEVELOPMENT DESCRIPTION:

THE ERECTION OF THREE NEW DWELLING HOUSES ON THE SITE OF THE FORMER TENNIS COURT AT THE COACH HOUSE, 26 WHALLEY ROAD, WILPSHIRE BB1 9JT



3/2017/0118 The Coach House 26 Whalley Road Wilpshire BB1 9JT

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Wilpshire Parish Council objects to the proposed development for the following reasons:

- Overdevelopment of the site
- Highway concerns in regards to access and egress to and from the site
- Ongoing drainage issues on this site
- Concerns over the design of the proposed terraced properties

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The County Surveyor (Highways) has no objection to the proposed development subject to the inclusion of appropriate conditions.

LEAD LOCAL FLOOD AUTHORITY:

The Lead Local Flood Authority (LLFA) has no comment to make on the application.

UNITED UTILITIES:

Prior to commencement of development United Utilities would require the submission of an appropriate surface water drainage scheme. In addition, no surface water from the development site would be permitted to drain directly or indirectly into the public sewer.

ADDITIONAL REPRESENTATIONS:

A total of 20 representations have been received from individual households and object to the proposals for the following:

- Water from the site flows across the A666 causing a road safety hazard
- Proposal would result in the removal of mature trees
- Overdevelopment of the site which would contain a total of seven dwellings
- Road safety concerns regarding site access/egress to A666
- Loss of privacy and overlooking of neighbouring properties
- Harm to bat foraging areas
- Refuse vehicles would be unable to serve the dwellings
- Terraced dwellings not reflective of housing in the area
- Concerns relating to the creation of a driveway to the rear of properties along Beaver Close.

1. Site Description and Surrounding Area

- 1.1 The application site relates to a plot of land which previously formed part of the extensive curtilage to the large detached dwelling known as the Knolle, on the eastern side of Whalley Road in Wilsphire. Overtime a number of planning applications have been granted for residential development within the grounds of the Knolle, including conversion of The Coach House to a dwelling, and permission has also been granted for the erection of four detached dwellings, of which two have been constructed. The application site rises steeply to the east from Whalley Road.

- 1.2 The application relates specifically to a plot of land on the western side of the former curtilage of the Knolle. The site of the proposed building is therefore adjoined to the west by The Knolle; to the north by The Coach House and a dwelling off the end of Beaver Close; to the east by a detached dwelling off Hollowhead Avenue; and to the south by a detached dwelling approved under planning application 3/2010/0807/P which is nearing completion. The Knolle, The Coach House and the two newly constructed dwellings are served by an access road which was constructed under planning consent 3/2004/0235/P. Extant consent is in place for the construction of a single dwelling on the eastern section of this site adjacent to Whalley Road.
- 1.3 Planning consent has been granted previously at the application site for the erection of a single detached dwelling by planning consent 3/2009/0664/P in 2009 and this consent was renewed in 2013.

2. **Proposed Development for which consent is sought**

- 2.1 Consent is sought for the erection of three townhouses on the site of the former tennis courts. The proposed dwellings would be seen as two storey dwellings with roof space accommodation from the west; from the east they would be seen as dormer bungalows due to the change in land levels from east to west. The building as a whole would measure 17.9m in width and 11m in depth. When viewed from the west the eaves and ridge height would be 5.2m and 8.5m respectively from ground level. To the rear the dwelling would have a height of 6m above adjacent ground levels.
- 2.2 The front and rear roof slopes would each be adorned with three pitched-roof dormers measuring 1.5m x 2m. Each dwelling would provide living accommodation comprising two bedrooms, bathroom, kitchen diner and lounge arranged across three floors. The ground floor would be back to earth on its east side. The proposed dwellings would be faced with natural stone, slate roofs and timber effect UPVC window frames and doors. A driveway would be provided from the existing access to the Coach House and the proposals include parking for six vehicles including manoeuvring space within the site. Shared garden areas are proposed to the front of the properties and an upper garden area is proposed on the remainder of the tennis courts to the north.

3. **Relevant Planning History**

3/2002/0632/P – Change of use of The Coach House to dwelling. Refused. Appeal dismissed.

3/2003/0731/P – Change of use of The Coach House to dwelling, together with new access to Whalley Road. Refused.

3/2004/0235/P – New access and driveway onto Whalley Road and closure of existing access. Approved.

3/2008/0805/P – Change of use of The Coach House into a dwelling. Approved.

3/2009/0664/P – Erection of detached. Approved.

3/2010/0807/P - Erection of two dwellings on land at The Knolle. Approved.

3/2012/0937/P - Application for the renewal of planning permission 3/2009/0664P, for the erection of a four bed detached dwelling on the former tennis court adjacent to the Coach House. Approved.

3/2016/0278P - One detached dwelling with integral garage. Approved.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 - Development Strategy

Key Statement DS2 - Sustainable Development

Key Statement H1 – Housing Provision

Key Statement H2 - Housing Balance

Key Statement DMI2 - Transport Considerations

Policy DMG1 - General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 - Transport and Mobility

Policy DME1 - Protecting Trees and Woodlands

Policy DME2 - Landscape and Townscape Protection

Policy DME3 - Site and Species Protection and Conservation

Policy DME6 - Water Management

Other Material Considerations:

National Planning Policy Framework (NPPF)

Technical Guidance to the National Planning Policy Framework

Planning Practice Guidance (PPG)

5. **Assessment of Proposed Development**

5.1 The main considerations in determining this application are the principle of the development, the impact of the development on the character and visual appearance of the surrounding area, its effect on the residential amenities of neighbouring occupiers and its effect on highway safety.

5.2 **Principle of Development**

5.2.1 The application site is located within the Settlement Boundary of Wilpshire which is identified as a Tier 1 Village in Key Statement DS1 of the Core Strategy. Key Statement DS1 directs the majority of new housing development to the principle settlements and the identified strategic site. In addition, residential development is focused towards Tier 1 Villages which are considered the more sustainable of the 32 defined settlements. According to the latest housing land monitoring position (30 September 2016) there remains a residual housing need in the Settlement of Wilpshire and therefore the proposal would comply with Core Strategy Key Statement DS1 and is acceptable in principle.

5.2.2 The Planning Officer notes Parish Council and neighbour objections relating to perceived overdevelopment of the site and assertions that the erection of a terrace of three dwellings would be out of keeping with the surrounding area which is characterised by detached properties. Nonetheless, Core Strategy Key Statement H2 requires development proposals to contribute to a mix of housing to provide for the different needs of local people. It is considered that the

proposals would accord with the general intentions of Key Statement H2 by enhancing the mix of housing available in the area. Furthermore, the surrounding area is not homogeneous in nature and includes dwellings in a variety of designs and scales.

5.3 Design and Visual Appearance

5.3.1 In terms of its visual appearance, the proposal would be similar to the single detached dwelling previously approved at the application site. Dwellings in the surrounding area are faced with a mix of materials including stone, brick and render and therefore the proposed facing materials are acceptable. The buildings size and scale are commensurate with buildings in the immediate vicinity and, as such, the development proposals are in accordance with Policy DMG1 of the Core Strategy.

5.4 Impact on Residential Amenity

5.4.1 The site of the proposed building is adjoined to the west by The Knolle; to the north by The Coach House and a dwelling off the end of Beaver Close; to the east by a detached dwelling off Hollowhead Avenue; and to the south by a detached dwelling approved under planning application 3/2010/0807/P which is nearing completion.

5.4.2 The proposed dwellings would be located around 16m from the Coach House. There would be no facing habitable room windows and the proposals would have no detrimental impact on the residential amenity of this neighbour. Similarly, the occupants of The Chestnuts, a detached dwelling to the north-east of the site, would not be impacted upon by any loss of light, outlook or privacy as a result of the proposed development and there are no habitable rooms serving this neighbouring property that would directly face the dwellings proposed.

5.4.3 The nearest neighbouring dwelling to the east is Hollowhead Farm. Due to the lie of the land this neighbouring property is elevated above the application site. The applicant has submitted plans that show that the separation distance between the proposed development and Hollowhead Farm would exceed 21m and that the ground floor windows of Hollowhead Farm facing the application site would be above the first floor bedroom windows of the proposed dwellings. Given the distances involved, relative land levels and existing and proposed trees and shrub screening it is not considered that the proposals would result in unacceptable harm to the residential amenities of this neighbouring occupant to warrant refusal of the application. Moreover, it is borne in mind that the previous planning decision to allow the erection of a single detached dwelling on the same footprint and with similar dimensions considered the relationship with Hollowhead Farm acceptable.

5.4.4 Concerns have been raised based on the fear that the applicant would use a track that runs along the rear of Beaver Close as access to the development site. The applicant, however, does not seek such permission; the access track is not shown on the red-edged location plan and so does not form part of the application. Reference has been made to previous refusals and appeal decisions for the use of the track as an access route to other dwellings on the site. In these cases, the development did propose use of the track as a sole means of entry to

the site. This is not, however, the case with the current application which should be determined on the basis of what has been applied for.

5.5 Further Issues for Consideration

- 5.5.1 The applicant has provided an Arboricultural Impact Assessment in support of the application. The proposed development would require the removal of a single category 'U' tree. The remaining trees in and around the application site form part of a wider woodland TPO and the assessment shows that the proposals would not impact negatively on the health or longevity of these trees subject to appropriate measures including the erection of protective fencing.
- 5.5.2 Residents and the Parish Council have raised concerns in regards to access and egress to and from the site. The County Highway Surveyor, however, has raised no such concerns and there are no reasons to disagree with his conclusions.
- 5.5.3 Similarly, concerns have been raised regarding drainage of the site including flow of surface water from the site onto Whalley Road. The County Highway Surveyor has recommended the imposition of a planning informative which advises the applicant that surface water cannot be discharge onto the highway. The Lead Local Flood Authority (LLFA) has been consulted and has raised no objection. The Flood Risk Management Officer has commented that the land drainage issues at the site have been resolved. Further details of a surface water drainage scheme would be submitted prior to commencement of the development.

6. Conclusion

- 6.1 The erection of three dwellings at the application site would contribute to the supply of housing the Settlement of Wilpshire and would comply with the development strategy set out in Key Statement DS1 of the Core Strategy. The proposals would not result in any unacceptable harm to the visual appearance of the area nor would it harm the residential amenities of neighbouring occupiers in accordance with Policy DMG1 of the Core Strategy. Accordingly, it is recommended that the application be approved subject to appropriate conditions.

RECOMMENDATION: That the application be 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 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:

Dwg 02A Existing Site Plan received 29.03.2017
Dwg 03A Proposed Plans and Elevations received 29.03.2017
Dwg 04A Proposed Site Plan received 29.03.2017
Dwg 05 Proposed Section received 29.03.2017

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

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

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

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

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

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

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the Arboricultural Impact Assessment dated March 2017 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone 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.

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

REASON: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality and in accordance with Policies DMG1, EN2, and DME2 of the Ribble Valley Core Strategy.

6. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) including details of any changes of level or landform and the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

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

7. Notwithstanding the details shown on the approved plans, within three months of the commencement of development, the siting, details of the construction and design of 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 the dwellings hereby approved is first occupied 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.

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

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

9. 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.

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

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

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the 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 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.

12. 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 dwelling 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.

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

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

14. 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.

15. The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

16. 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.

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

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Details of working hours
- Contact details of the site manager

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

NOTES

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0118

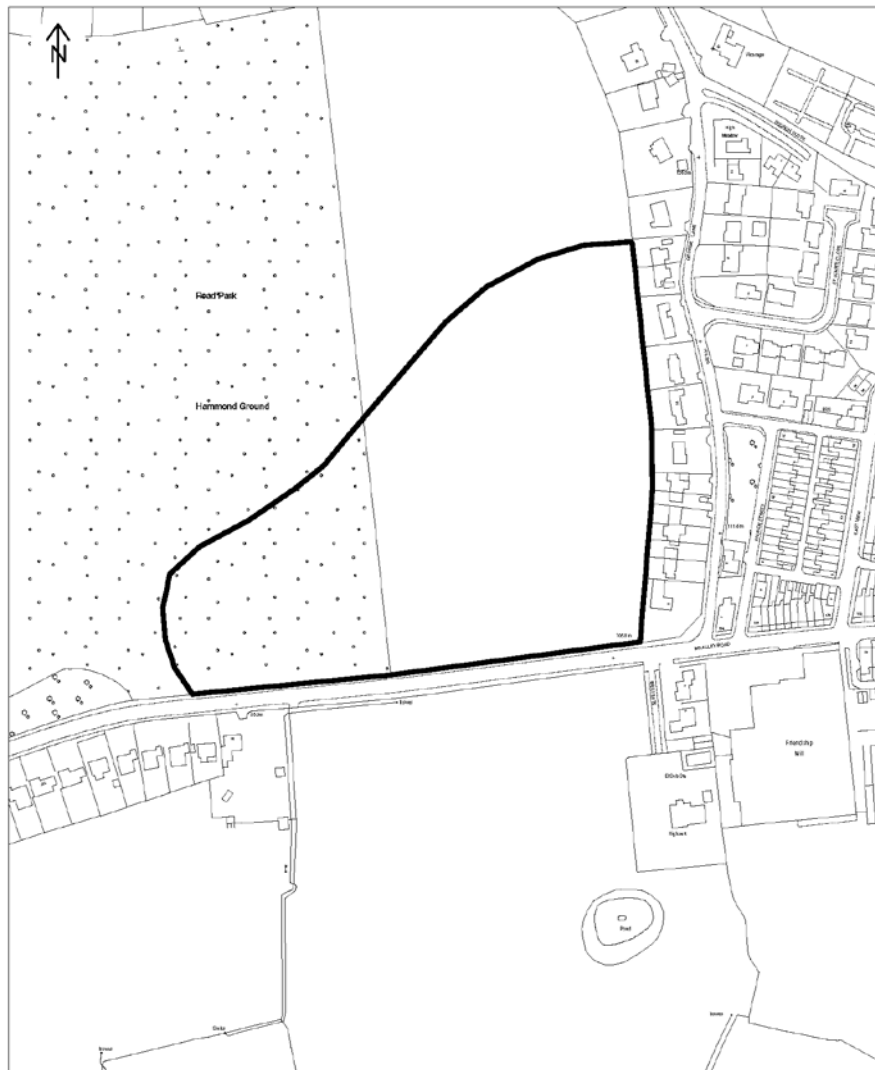
C APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL

APPLICATION REF: 3/2016/1192

GRID REF: SD 376346 434559

DEVELOPMENT DESCRIPTION:

OUTLINE RESIDENTIAL DEVELOPMENT FOR 50 UNITS INCLUDING RESERVED MATTERS FOR ACCESS AT HAMMOND GROUND, WHALLEY ROAD, READ, BB12 7QN



3/2016/1192 Hammond Ground Whalley Road Read BB12 7QN

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Read Parish Council objects to this development on the following grounds:

1. The location is outside the settlement boundary and in an open countryside location. Hammond Ground is part of Read Park, an ancient and historic landscape. There are stunning trees set within this designated landscape which would be spoiled by being surrounded by modern housing. Many people enjoy the green vista of Hammond Ground from public highways around Read and also from as far away as Great Harwood and Altham.
2. The adopted core strategy, based on objectively assessed housing need, identifies the overall minimum housing target for Read and Simonstone of 45 dwellings over the plan period 2008- 2028. As of December 2015 19 dwellings remain to be provided in Read and Simonstone over the plan period. The current proposal would contribute up to 50 dwellings, which along with the planned development at Worthalls Farm of 15 dwellings would greatly exceed the objectively assessed need and the principle of sustainable development in housing numbers terms is therefore considered not to be in accordance with the adopted Core Strategy. Approval of the application for Hammond Ground could mean we get more than double the number of houses deemed appropriate for Read and Simonstone less than half way through the plan period.
3. A key part of this application is a claim that much of the housing will be for elderly people yet we have no doctors, opticians or dentists in the village and our bus service has recently been reduced. The Core Strategy concentrated development on settlements with better infrastructure. It cannot meet any suggested need that elderly residents find themselves living on a sloping site outside the village boundary with inadequate services.

OAN Housing Survey undertaken by Trustees of Hammond Ground

Having reviewed the results of this survey the parish council have noted that the results of the survey are quoted as % figures and we are unable to ascertain how many respondents there were. We therefore feel that this survey is meaningless without this context.

Simonstone Parish Council objects to the above application on the following grounds:

- The proposed application should be resisted as this piece of land is outside the Settlement Boundary of Read and Simonstone in the District Local Plan Core Strategy 2008 – 2028.
- Hammond Ground is ancient parkland and is of great scenic value to both tourists and residents of communities both from Ribble Valley and those who travel to and from the area. To lose this would be contrary to Policies DME1 and EN2 as this particular piece of land is considered highly for its scenic value.
- The Consultation of the Local Plan for Ribble Valley (Housing and Employment Development DPD) - Regulation 18 is almost complete. Should this application be approved the effect would be to virtually remove all the spare housing (55) capacity in the Local Plan.

- The Parish Council carried out a survey of residents and produced a Parish Plan and over 30% of the 479 delivered questionnaires were returned. There was little support for additional housing and overwhelming opposition to any large scheme development. There was evidence that limited accommodation for single elderly people would be welcomed, so as to give elderly residents the opportunity to down size, without having move outside the village which would increase the risk of them becoming isolated from their friends and acquaintances.
- The Parish Council has been working with Ribble Valley Borough Council and Ribble Valley Homes to develop residences for villagers who have expressed a wish to downsize.
- This extract from contaminated land report of the Application information states that;- *The site is classified as Coal Mining Development High Risk Area which is present in the north and south of the site, associated with the 'probable shallow coal mining' and 'coal outcrops'. Long term safety of the site is questionable. Safety of the site is compromised as the site underlain by the Pennine Middle Coal Measures with a number of coal seams sub-cropping on site and a number of nearby mine entries. This strata could generate ground gas (primarily carbon dioxide and methane) particularly where worked seams are present.*
- With respect to pollutant linkage 3 (gas risk), it is recommended that the ground conditions are confirmed below the site; including the extent and depth of clay, the presence of shallow coal seams and confirmation of shallow workings. There is no evidence of any boreholes to enable a proper assessment of safety of the site and there is insufficient evidence in the application to ensure that the site is safe to develop and as such the site is unsuitable for housing development.
- The site is of historical importance as it was the scene of a battle during the civil war and is a locally important heritage site.
- The Housing Needs Survey document gives no numbers of required houses or types required; only percentages are shown and as a consequence no conclusions can be drawn from it's findings, which renders it a worthless document.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The County Surveyor (Highways) has no objection to the proposed development subject to the inclusion of appropriate conditions

LEAD LOCAL FLOOD AUTHORITY:

The Lead Local Flood Authority has no objection to the proposed development subject to the inclusion of appropriate conditions requiring the submission of appropriate surface water drainage details.

UNITED UTILITIES:

The drainage for the development should be carried out in accordance with principles set out in the submitted Flood Risk Assessment. No surface water will be permitted to drain directly or indirectly into the public sewer.

ENVIRONMENT AGENCY:

No observations.

LCC CONTRIBUTIONS:

An education contribution is not required at this stage in regards to this development.

THE COAL AUTHORITY:

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development.

LCC AONB OFFICER:

The AONB Partnership considers that Read Park and Hammond Ground provide important 'buffer' landscapes between the AONB and the more developed and industrial character of the landscapes to the south in the Calder valley. The proposed development will erode the character of these local landscapes and impact on the special qualities of this part of the AONB setting. For these reasons, the AONB Partnership maintains its objection to the proposed development.

LANCASHIRE ARCHAEOLOGICAL ADVISORY SERVICE:

It is recommended that the development site is subject to a desk-based assessment and that the need for any form of further archaeological investigation or mitigation work is considered and presented as part of any reserved matters application. Should it appear probable that significant remains may exist on the site further phases of work, which may include geophysical or topographical survey, trial trenching, etc. may be necessary.

CAMPAIGN TO PROTECT RURAL ENGLAND:

CPRE Lancashire considers the benefit of the development is outweighed by the harm to the local community. It raises the following points:-

- The proposal is contrary to Local Plan Policy G2; within the plan area developments will be mainly directed towards land within the main settlement boundaries. This proposal would contribute to a significant sprawl of built development into countryside and cause the encroachment into rural Lancashire.
- CPRE Lancashire remains concerned about the high incidence of 'off-local plan' housing applications that were approved by the Council and Planning Inspectorate in countryside in advance of an adopted Local Plan.
- The development would incur the loss of farmland. We remind planning decision makers that once countryside land is developed it is gone for good, with net loss to the natural environment.

- The heritage setting of Read Park would be adversely impacted, which is an important local historic landscape with important views to natural environments.
- There is concern about negative impact from the proposed development on the landscape and visual amenity of local residents from both short and long range views due to the sloping topography of the site. Views from local Public Rights of Way would be negatively impacted. Local Plan Policy DME2 refers to the protection of landscape features such as stone walls and townscape elements.
- CPRE Lancashire is concerned by harmful impacts to a number of ancient trees that should be protected on site.
- Ribble Valley Borough Council has a statutory responsibility to hedgerows considered important if it is over 20 metres long, 30 years old, and home to a certain number of plants and animal species by the Hedgerow Regulations 1997.
- CPRE Lancashire encourages the planning decision makers to give adequate weight to local opinion when deciding on an application. The application proposal is opposed by a large number of local residents and Read Parish Council.

LANCASHIRE GARDENS TRUST:

This development proposal was the subject of an earlier planning application 2016/0421, which was refused on planning policy, housing supply and landscape grounds. The current application appears virtually unchanged from the earlier application. The LGT was not notified of the earlier application, and therefore no comments were made. If we had been aware at the time an objection would have been submitted.

LGT have reviewed the application documentation, but not visited the site. LGT note that neither the earlier nor the current application included a Heritage Assessment. This is a significant omission from the application in view of the nature, historic origin and location of Hammond Ground. Read Hall and Park are included in *A Local List of Lancashire's Unregistered Historic Designed Landscapes(2013)* produced in partnership by LGT, Lancashire County Council and Manchester Metropolitan University. This assessed the Read landscape as category A2, i.e. of Regional and County significance. LGT has not yet undertaken a specific Statement of Significance for Read Park. Although the 2013 report does not identify the boundaries of the Park, a number of historic maps show the estate with parkland notation extending across the entire estate. This includes Hammond Ground, which is named along with other areas of the Estate, (Front Field, New Marls, Sagar Heys, Coppy and Acres). All are shown on the 1914 OS map (as well as other maps which are included in the Appendix of Part 1 of the Land Contamination Report) submitted as part of this application.

LGT would hope to undertake more detailed assessment of the Significance of Read Park in the future. Based on the documentation currently available, the LGT objects to residential development within the historic boundaries of Read Park, which would result in a loss of part of the historic designed landscape.

ADDITIONAL REPRESENTATIONS:

Two petitions have been received in objection to the proposals with a total of 364 signatures and 162 objection letters have been received from individual residences. An objection has also

been received on behalf of the residents group Hammond Ground Resident Group. Objections are raised for the following reasons:

- The proposed development would alter the feel of the village
- Local infrastructure would be unable to cope and traffic in the area is already busy
- The applicant is likely to have intentions to increase house building in this area at a later date or to re-plan the site for more market housing.
- Access is directly onto the A671 which is already congested at the beginning and end of the day
- Local facilities such as doctors and schools would find it difficult to cope with additional demand
- The number of dwellings proposed exceeds the housing requirement for Read and Simonstone in the Council's Core Strategy and would nearly double the requirement
- Existing facilities within the village are limited to a few shops and small pharmacy and there are limited public transport links. There is no doctors surgery, dentist or library making it difficult for older residents and families who would be reliant on the car
- Hammond Ground is valuable landscape and contained many well established trees
- The River Calder is unable to take extra water and has caused recent floodings in Padiham and Whalley
- View of the landscape would be altered looking out from Great Harwood, Huncoat, Hapton and Altham and miles around.
- Hammond Ground has a local historic significance and is a valuable landscape with a park-like appearance
- The housing need survey submitted is of little value as it fails to provide the number of respondents and was done by stealth. The developers have been selective in the information provided and the Council should undertake their own survey
- Understanding that individual responses to the Housing Needs Survey are confidential but not the main body of the report which should be considered as evidence and subject to public scrutiny. Whilst there are more older people in Read and Simonstone this does not mean there is a justified need for bungalows.
- Demand for new properties is relatively low with a variety of housing available at various budgets including terraced dwellings for £120k – you only need look at the 'Meadow View' development as proof of this. There are many bungalows for sale in the local area available at a more affordable price.
- Shortage of housing for the elderly cannot be met by building on the outskirts of a village with limited public transport, no doctors, no dentist and no community centre. The nearest convenience shop is almost half a mile away.
- Proposal would result in harm to wildlife including deer, fox, bats and owls
- Dwellings along George Lane face onto Hammond Ground.
- Many brownfield sites have not been utilised for residential development
- The landowners do not live locally and have no interest in safeguarding the landscape or wider area
- The proposal to have a path at the rear of houses on George Lane would be detrimental to the occupants of these properties including invasion of privacy and security concerns
- Read is undermined with shallow mine works and Hammond Ground contains a number of mine shafts
- The LVIA is based on all homes on the site being single storey accommodation
- The application site is not material in terms of the 5 year supply and the Council should work to accelerate delivery at the Standen site. There is potential for small scale development within the settlement
- Submitted LVIA is inaccurate and fails to fully assess impact

- Unacceptable impact on heritage assets

1. **Site Description and Surrounding Area**

- 1.1 The application site is an irregular parcel of land comprising 4.09 hectares in the open countryside and is situated to the west of Read outside of the defined settlement boundary. The site comprises the south-eastern end of land known as Hammond Ground and is sloping pasture land with a number of veteran trees. Levels on the site slope steeply from north to south. The southern boundary of the application site is bound by Whalley Road (A671) which is considered a strategic route. A roadside hedge forms the site frontage facing Whalley Road. To the east the site abuts the gardens of residential properties along George Lane.

2. **Proposed Development for which consent is sought**

- 2.1 Outline consent is sought for residential development comprising 50 dwellings including reserved matters for access at Hammond Ground, Whalley Road, Read. The application is a re-submission of planning application 3/2016/0421 which was refused at the Planning Committee meeting on 21st July 2016 on the following grounds:-

1. *The proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Read and Simonstone. The proposal would cause harm to the development strategy set out in the Ribble Valley Core Strategy. As such, the proposal does not comprise sustainable development and is therefore considered to be contrary to Key Statements DS1 and DS2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.*
2. *The proposal, by reason of its scale and location, would be injurious to the setting of the AONB and would result in irreversible harm to the visual amenity of the parkland landscape that contributes significantly to the character of the village of Read and the surrounding area contrary to Policies EN2 and DME2.*
3. *The proposal would create a harmful precedent for the acceptable of similar unjustified proposals, which would have an adverse impact on the implementation of the planning policies of the Council, contrary to the interests of the proper planning of the area.*

- 2.2 The application now submitted differs from the original submission in respect of additional supporting documentation and an amended illustrative layout. There are assertions in the covering letter supporting the application that the proposal is for *up to 50 residential units all bungalows for over 55s and Starter Homes.*

3. **Relevant Planning History**

- 3.1 3/2016/0421 - Outline residential development for 50 units (33 bungalows and 17 houses) including reserved matters for access at Hammond Ground Read. Refused.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 - Development Strategy
Key Statement DS2 - Sustainable Development
Key Statement EN2 - Landscape
Key Statement EN3 - Sustainable Development and Climate Change
Key Statement EN4 - Biodiversity and Geodiversity
Key Statement EN5 – Heritage Assets
Key Statement H1 – Housing Provision
Key Statement H2 - Housing Balance
Key Statement H3 – Affordable Housing
Key Statement DMI1 - Planning Obligations
Key Statement DMI2 - Transport Considerations
Policy DMG1 - General Considerations
Policy DMG2 - Strategic Considerations
Policy DMG3 - Transport and Mobility
Policy DME1 - Protecting Trees and Woodlands
Policy DME2 - Landscape and Townscape Protection
Policy DME3 - Site and Species Protection and Conservation
Policy DME6 - Water Management
Policy DMH1 – Affordable Housing Criteria
Policy DMH3 – Dwellings in the Open Countryside and the AONB

Other Material Considerations:

National Planning Policy Framework (NPPF)
Technical Guidance to the National Planning Policy Framework
Planning Practice Guidance (PPG)

5. **Assessment of Proposed Development**

5.1 The main considerations in determining this application are the principle of the development, the impact of the development on the character and visual appearance of the surrounding area, its effect on the residential amenities of neighbouring occupiers, the ecological impact of the proposals and its effect on highway safety.

5.2 **Principle of Development**

5.2.1 In terms of assessing the principle of residential development in this location, the development plan for the borough comprises the Ribble Valley Core Strategy 2008-2028. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications must be made in accordance with the development plan unless other material considerations indicate otherwise.

5.2.2 Paragraph 47 of the National Planning Policy Framework (The Framework) requires LPA's to boost significantly the supply of housing and to maintain five years' worth of housing supply against their requirements. According to the latest published figures (October 2016) the Council has a 5.3 year housing land supply and this is the figure that the Council must use when determining planning applications for housing. However, research undertaken into approaches taken by inspectors to the methodology for calculating the requirement, in recent appeals and development plan examinations has caused the re-examination of a certain element of the five year requirement calculation relating to the application of the 20% buffer. The net effect was to generate a five year supply position of 4.99 years supply when measured against the Council's own estimates of supply

at 30th September 2016. Where the Council cannot demonstrate a 5 year supply, the implications of paragraph 49 of NPPF must be taken into account in making any decisions. NPPF paragraph 49 states that, *“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”*

- 5.2.3 It is recognised however that the five year supply position constantly changes as permissions are given and sites developed. The Council’s housing land supply figure when determining planning applications for housing remains the latest published figure (5.3 years supply). The most comprehensive position will be ascertained through the next survey schedules to take place at the end of March 2017. The resolution to grant outline planning permission, following completion of a S106 agreement, for 275 dwellings at Grimbaldeston Farm, Longridge will address any lack of five year supply in the short-term and it is therefore considered that the Council is able to demonstrate a five year supply of housing land at this time. As a result, Core Strategy Policies for the supply of housing are considered up-to-date.
- 5.2.4 The Development Strategy put forward in Key Statement DS1 of the Core Strategy seeks to direct the main focus of new house building to the Strategic Site, the Principal Settlements of Clitheroe, Longridge and Whalley and Tier 1 villages which are considered the more sustainable of the 32 defined settlements. Key Statement DS1 identifies Read and Simonstone as a Tier 1 settlement and therefore some housing development is considered acceptable in the village. The Core Strategy identifies a requirement for 45 houses within the defined settlement boundary of Read and Simonstone. The Core Strategy recognises that the housing numbers are minimum requirements, but also seeks to manage the rate at which the settlements develop. The Council held a public consultation exercise on the Regulation 18 (Issues and Options) stage of the Housing and Economic Development (HED) DPD in summer 2016. This document sets out the remaining housing requirement in the borough and, as per the spatial development strategy of the Core Strategy, this was broken down into settlements. Since the start of the Core Strategy plan period a total of 14 dwellings have been built up to 30 September 2016 in the settlement of Read and Simonstone and there is a total of 28 dwellings with extant planning consent. Taking this into account, there is a residual number of 3 dwellings required in Read and Simonstone to meet the minimum housing targets in the Core Strategy and it has been determined that no specific housing allocations are required in the settlement as this level of dwellings would be anticipated to be addressed by windfall sites within the settlement boundary.
- 5.2.5 Settlement boundaries have recently been reviewed and updated as part of the emerging Housing and Economic Development (DPD). The Draft Settlement Boundaries which formed part of the Regulation 18 stage consultation have now been adopted for Development Management Purposes (as of Dec 2016). The Draft Read and Simonstone settlement boundary continues to exclude Hammond Ground which is designated as Open Countryside.
- 5.2.6 The proposed development would result in an oversupply of 47 units in Read and Simonstone; a significant oversupply against the residual requirement of 3

dwellings. It is acknowledged that the housing figures contained in Core Strategy Key Statement DS1 are a minimum requirement and that some quantum of oversupply can take place without detrimental harm to the development strategy. Key Statement DS1 directs spatial growth in order to achieve the most sustainable pattern of development. The scale of planned housing growth for each settlement reflects the existing population size, the availability of facilities and the extent to which development can be accommodated within the local area. In this case the proposed development would result in a considerable surplus of residential properties over and above the numbers to be planned for as a residual in Read and Simonstone which would cause harm to the Development Strategy set out in the Ribble Valley Core Strategy. The location of the development site on land designated as Open Countyside is subject to consideration by other Policies in the Core Strategy which, alongside Key Statement DS1, comprise the Development Strategy for the Borough and form the local planning authority's plan for sustainable development.

5.2.7 Core Strategy Policy DMG2 provides guidance to direct development in the Borough and relates specifically to development outside of the defined settlements. In these areas development must meet one of the following considerations:

- (1) the development should be essential to the local economy or social wellbeing of the area;
- (2) the development is needed for the purposes of forestry or agriculture;
- (3) the development is for local needs housing which meets an identified need and is secured as such;
- (4) the development is for small scale tourism or recreational developments appropriate to a rural area;
- (5) the development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated;
- (6) the development is compatible with the enterprise zone designation.

5.2.8 Providing affordable homes and housing for older people are priorities within the Council's Housing Strategy and the Strategic Housing Market Assessment (SHMA) supports the need for bungalows in the Borough. The shortfall in affordable homes and 55 years plus accommodation is expressly addressed through the affordable housing policies in the Core Strategy.

5.2.9 There are assertions in the covering letter supporting the application that the proposal is for *up to 50 residential units all bungalows for over 55s and Starter Homes* but there is no commitment to this on the application form. The planning agent has confirmed that the proposals would include 15 'Starter Homes' catering to the needs of young families and 30 bungalows accommodating for the 55+ age group.

5.2.10 Starter homes are a new affordable housing product designed by the government to specifically meet the housing needs of younger generations and are available for purchase by 'qualifying first-time buyers' only; these are defined as people who don't already own a home and who are aged 23-40. Starter Homes are to be sold at a discount of at least 20% of their market value, and always for less than the price cap (currently set to £450,000 in Greater London; £250,000 outside London).

- 5.2.11 The housing mix proposed is an unusual concept and not a standard approach to addressing the housing needs for general needs households. By providing an element of affordable housing and homes for older people the application seeks compliance with criterion (3) of DMG2; *'the development is for local needs housing which meets an identified need and is secured as such'* and Policy DMH3 'Dwellings in the Open Countryside and AONB' which also supports the principle of local needs housing in areas designated as Open Countryside or an Area of Outstanding Natural Beauty.
- 5.2.12 In order for the development to comply with Core Strategy Policy DMG2 the local planning authority would need to be satisfied that the proposal would provide local needs housing which meets an identified need. The local planning authority has not undertaken a Housing Needs Survey for Read and Simonstone and the Council does not hold a waiting list for properties as there is currently no affordable housing stock. The previous planning application was not supported by a Housing Needs Assessment for the settlement of Read and Simonstone and therefore it was considered that the development failed to accord with criterion (3) of Policy DMG2 and Policy DMH3.
- 5.2.13 This application is accompanied by an independent Housing Needs Survey for Read and Simonstone prepared by Planit Wright using a questionnaire that replicates that used by the Council in its own surveys. The primary objective of identifying need is to identify the future quantity of housing needed, including a breakdown by type, tenure and size. According to Planning Practice Guidance (Housing and economic development needs assessments), the need for housing in the context of the guidance refers to the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period – and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand.
- 5.2.14 National guidance is provided by paragraph 54 of The Framework which requires local planning authorities to be *"responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs"*.
- 5.2.15 It is noted that the Planning and Housing Assessment document submitted with the application refers to the site as a 'Rural Exception Site'. Rural Exception Sites are defined by The Framework as *"small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding."* Whilst there is no specific Rural Exception Site policy in the Ribble Valley Core Strategy, Key Statements DS1, DS2 and H2 and Policies DMG1, DMG2 and DMH3 combine to have a similar effect (i.e. development for local needs housing outside the defined settlement area must

meet an identified need and must be in keeping with the character of the landscape by virtue of its size, design, use of materials, landscaping and siting).

- 5.2.16 The 15 starter homes proposed would contribute to affordable housing at the site; in accordance with Core Strategy Policy DMH1 there would also be a requirement for a proportion of the over 55s housing to be affordable. However, whilst the application refers to the proposed development as a Rural Exception Site, the share of affordable housing offered is not significantly greater than the Council's general requirement for 30% affordable units set out in Key Statement H3: Affordable Housing. It is opined that the site cannot truly be considered as a Rural Exception Site given that it would predominantly comprise market housing.
- 5.2.17 Core Strategy Policy DMH1 requires proposals for affordable housing to be accompanied by a full survey of the extent of need including how the cost of the accommodation would be matched to the incomes of target groups. National Planning Practice Guidance makes clear that housing need should be based on quantitative assessments, but also on an understanding of the qualitative requirements of each market segment - development needs should be proportionate and does not require local councils to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur. Furthermore, it has to be recognised that any survey of this kind has its limitations; people's responses express their aspirations as well as need. Whilst it is necessary to take account of these when considering need, affordable housing is based on actual need. For example, although a single person may state a preference to live in a two or three bedroom property, in reality they may only qualify for a one-bedroom unit.
- 5.2.18 In assessing the information collated in the Read and Simonstone Housing Needs Survey, the Council's Housing Officer has raised concerns regarding the number of households that were surveyed which is different to the number the Council hold on record. The Council records 1,091 households in the two parishes compared to 1,152 as surveyed. This difference of 61 properties is significant when the total number of households in need is considered.
- 5.2.19 Also not clear in the report is the total number of households that responded to Part 2 (i.e. households that are likely to wish to move now or in need of accommodation in the future). This is fundamental in understanding future need. Planit Wright has confirmed that a total of 32 households responded as needing accommodation either now or in the future. From this information we can establish that the survey concluded that there is a requirement for 17 houses, 11 bungalows, 3 flats and 1 sheltered unit. However, only 25% of those looking to move required accommodation within the next 2 years; this equates to 8 households in total. If the needs of the 2-5 year period from the survey are considered then this provides a further need for 16 units.
- 5.2.20 Of the respondents, over half were over 55 years old and in terms of income levels, the mean take home income was £1549 per month. In terms of affordable housing tenure options, discount sale was identified as the most preferred with 12 households identifying discount sale, followed by 4 requiring shared ownership and 2 interested in renting. In terms of tenure mix, 25% of respondents have an income which would make affordable rent the only option affordable to them; they would be unable to afford the 'starter bungalows' on

offer. The remaining units would need to be a mix of affordable home ownership tenures (shared ownership and discount sale). The tenure mix request would therefore be split equally between affordable rent, shared ownership and discount sale to reflect the income levels collated and the discount would need to be at a discount of 40% from open market value (OMV) to enable those in need to access the housing. All the units would need to be affordable in perpetuity and have a local connection restriction in place.

5.2.21 Taking into account the above, the proposed development does not reflect the scale of housing identified in the Housing Needs Survey. Whilst the Housing Needs Survey submitted with the application provides a socio-economic profile of the settlement of Simonstone and Read including a brief assessment of the local housing market, there is no evidence within the body of the report to support the provision of the 50 dwellings proposed.

5.2.22 The housing mix and the range of tenures proposed also fails to match the need identified in the Housing Needs Survey and may result in those in housing need being unable to access the housing provided. Additionally, the provision of 50 bungalows fails to provide a suitable mix of housing to meet the needs of different groups and would be contrary to the national policy requirement to provide "...a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community" (NPPF, para 50) and the requirements of Core Strategy Key Statement H2 which states that "*planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing...*". It could be further argued that the aforementioned failure to take account of future demographic trends/shifts in the area may ultimately result in the Local planning Authority having to consider accommodating further development in adjacent open countryside to meet need.

5.2.23 Having regard to the above, the proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Read and Simonstone. The proposal would cause harm to the development strategy set out in the Ribble Valley Core Strategy and would not comprise sustainable development. It is therefore considered to be contrary to Key Statements DS1, DS2 and H2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.

5.3 Landscape/Visual Impact

5.3.1 Core Strategy Policies EN2 and DME2 set out how the Council will assess development within the Open Countryside and AONB. The landscape and character of those areas that contribute to the setting and character of the AONB will be protected and conserved and development must be in keeping with the character of the landscape. Policy DME2 states that development proposals will be refused which significantly harm important landscape or landscape features.

5.3.2 The application proposes the development of 4.09 hectares of sloping pasture land with scattered veteran trees on the western edge of the village of Read. The application site lies approximately 600m south of the boundary of the Forest of Bowland AONB and when viewed from the south across the Calder Valley the

site is seen against the backdrop of the Forest of Bowland thus contributing to its setting and character. The site lies on the northern upper slopes of the Calder Valley with land rising steadily to the north.

- 5.3.3 The site forms an attractive gateway to the village and provides an open vista to the north of the A671 on entrance and exit on the west side of the village. The proposed development would be prominent when seen from the main road that runs through the village and is a strategic route within the Borough. The site is also highly visible from long-distance views from the southern valley slopes. It is noted that there has been significant objection from local residents who regard Hammond Ground as an important landscape which makes a significant contribution to the character of the village.
- 5.3.4 The site comprises parkland made up of pasture with scattered mature tree, which was formerly the south easternmost corner of the Read Estate. To the north and west of the site is open parkland. To the south of the site is the main road beyond which the land drops down to the River Calder. The sites eastern boundary is formed by the gardens of properties along George Lane. Whilst there are no statutory designations covering the site, the significance of Read Hall and Park as a historic landscape is recognised in '*A local list of Lancashire's Unregistered Historic Designed Landscapes*' (LCC, 2013) which considers it to be of County/Regional Significance. The site is classified as Landscape Character Type 6a Calder Valley in the Landscape Character for Lancashire and it is noted that "*designed landscapes, such as Huntroyde and Read Park, are important locally to the visual and cultural qualities of this character area; they also contribute an important wooded element to the landscape.*" The Forest of Bowland Management Plan identified the site as falling within landscape type Undulating Lowland Farmland with Parkland and notes that Country houses are a feature of the area and are often surrounded by parklands and well managed estates. They are evidence of the developing industrial enterprise and increasing wealth between the 16th and 19th centuries. Forest of Bowland Management Plan advocates the importance of conserving and enhancing the existing parkland, including ensuring the long-term viability of the parkland trees and landscape.
- 5.3.5 The application is supported by a Landscape and Visual Impact Assessment (LVIA). In terms of its relationship with the AONB, the LVIA recognises that the application site forms part of the setting for the AONB. It considers that any impact would be marginal given that inter-visibility between the site and the AONB from viewpoints close to the site are limited. However, the AONB Officer observes that the assessment only considers 'inter-visibility' between the site and the AONB as the principal factor in concluding that the impact on the AONB setting will be *Slight*. The assessment goes on to highlight the importance of Read Park and Hammond Ground as important and valued 'parkland' landscapes (either existing or historic) and outlines the likely impact of the development as ranging from *Moderate Adverse* to *Moderate-Substantial Adverse*. The AONB Officer considers that Read Park and Hammond Ground provide important 'buffer' landscapes between the AONB and the more developed and industrial character of the landscapes to the south in the Calder valley. The proposed development will erode the character of these local landscapes and impact on the special qualities of this part of the AONB setting.

- 5.3.6 Having regard to the visual effects of the development, the development site is highly visible along the A671 from which the land rises to the north and the LVIA recognises the visual impact on road users and pedestrian as Major to Moderate adverse. There are glimpses of the site from George Lane where the impact would be moderate to slight. There are also long distance views from the M65, A680 to the west and Memorial Park on Church Lane, Great Harwood. There are also fundamental concerns in respect of the proposed perceived visual density of development which in areas appears overtly cramped and discordant with the pattern of development to the east.
- 5.3.7 The LVIA outlines measures to mitigate the visual and landscape impact of the development including the retention of mature trees, supplementary hedge and tree planting, use of traditional estate style metal railings and creation of new areas of public open space. Whilst the retention of the mature trees and the single storey height of the proposed dwellings would reduce the visual harm of the development, the development would still result be severely harmful to the character and appearance of the landscape. Taking the above into account, the proposals would be injurious to the setting of the AONB and would result in irreversible harm to this parkland landscape that contributes significantly to the character of the village of Read and the surrounding area contrary to Policies EN2 and DME2.
- 5.3.8 It is noted that Read Hall is a Grade II* Listed Building that lies approximately 700m north-west of the site. Read Park is recognised in Lancashire County Councils publication *A Local List of Lancashires Unregistered Historic Designed Landscapes* as being of County/Regional importance. Whilst the application site forms part of the wider parkland setting for Read Hall it is not considered that the proposed development would result in unacceptable harm to the significance of the listed building given that there is an intervening woodland buffer which ensures minimal inter-visibility between Read Hall and the application site itself, and due to the application sites location adjacent to existing dwellings along George Lane.

5.4 Layout and Urban Design

- 5.4.1 Whilst the issues of appearance, landscaping, layout and scale would be considered in detail at reserved matters stage, the overall masterplan and urban design approach to the site should be fully considered and agreed at this stage. This will aid in ensuring that the current application would fully inform and guide the approach taken to the site at later detailed design stages of the proposal. There is scope for more to be made of the pedestrian entry point in the south-eastern corner of the site leading to the 'Green Corridor' adjacent the eastern boundary. This entry point should be reinforced so that the areas of informal usable Public Open Space (POS) may serve a wider community benefit and that the entry point is seen as an 'attractive option' for users who would not reside within the proposed development. The aforementioned entry point should also be adequate to accommodate a shared pedestrian/cycleway in accordance with Policy DMG3 which requires provision to be made for pedestrians and cyclists.
- 5.4.2 There are concerns regarding housing backing on to the green corridor insofar that it will potentially be interpreted as a separate element to the development rather than integral to its overall arrangement. It is considered that a preferable

approach be that the dwellings are reoriented to front directly on to the corridor whilst respecting overlooking distances of adjacent existing residential development. This may require revisions to the vehicular access route so that access could be maintained to the frontage of these properties, however this would allow the eastern corridor to act as a semi-natural 'green' and ensure it benefits from natural surveillance.

- 5.4.3 The western extents of the site which would be visually defined by a number of formal boundary treatments/garden areas with no scope or margins for adequate visual mitigation that would allow for a sensitive visual transition from private residential curtilage to the rural appearance of the adjacent land. Taking into account the openness of the adjacent land to the west it is likely formal boundary treatments and areas of residential curtilage would appear completely alien and incongruous upon the landscape to the significant detriment of the character and visual amenities of the area. These concerns also extend to the parcel of development to the northern extents of the site.
- 5.4.5 Having regard to the above, it is considered that the proposed masterplan is likely to result in the submission of a reserved matters proposal that would fail to respond positively to the landscape character of the area or adjacent pattern of development and is therefore likely to be of significant detriment to the character and visual amenities of the area.

5.5 Ecology and Trees

- 5.5.1 The Ecology Assessment submitted with the application is dated November 2015 and was submitted as part of the previous application. The assessment notes that the trees on site have a high/moderate roost potential for bats. It is recommended that T1, T10 and T11 are subject of further surveys to establish whether bats are present and to inform any requirements for mitigation. The trees, woodland and hedgerows on site provide good habitat for nesting birds and feeding. A breeding bird survey would have to be carried out at reserved matters stage to determine species present and inform mitigation and enhancement measures. Any subsequent reserved matters applications would need to demonstrate how the detailed design achieves a net enhancement of biodiversity and if a net loss is likely, biodiversity offsetting would be required. I am satisfied that a net enhancement could be secured and no reason for refusal is therefore raised in this respect.
- 5.5.2 An Arboricultural Impact Assessment has been submitted with the application and includes a survey of 8 individual trees, two groups of trees and one hedge. Five of the trees and one of the groups are categorised as high quality class 'A' trees which are of particular visual importance as arboricultural and/or landscape features. Due to their sizes, topography of the site and the wider area, these trees (T1- T5) are highly visible in the immediate local landscape and confer a substantial visual amenity. The proposal, as it stands, includes the provision and ability to retain all of the trees on site. The development would require the partial removal of hedge along the A671 road frontage to create the access and the proposals include new tree and hedge planting.
- 5.5.3 Notwithstanding the assurance that existing trees would be protected and incorporated into the development site, it is considered that the harm to the

character and visual appearance of the parkland resulting from the erection of 50 dwellings could not be adequately mitigated through additional hedge and tree planting.

5.6 Impact on Residential Amenity

5.6.1 Layout is a reserved matter, however, given the location of the site, I am satisfied that the proposed development of the land in principle would have no undue impact on the amenity of the occupants of adjoining residential properties. The applicant has failed to provide a noise report and details of appropriate mitigation measures that would be required to protect the future occupants of the dwellings from road noise associated with the A671. However, I am satisfied that noise mitigation measures could be secured by condition of any permission. No reason for refusal is therefore raised in these respects.

5.7 Highway Safety and Accessibility

5.7.1 The proposed development would provide 50 dwellings on undeveloped land on the western edge of Read, with a new access on to Whalley Road. Whalley Road (A671) is categorised as a strategic road with a speed limit of 40mph fronting the site access and reducing to 30mph at the eastern boundary of the site.

5.7.2 The County Surveyor estimates that the development would generate an estimated 325 two-way daily traffic movements with a peak flow of 30 two-way traffic movements during the morning and evening peak period. This equates to only one additional vehicle movement on Whalley Road every two minutes. The County Surveyor is of the opinion that the applicant should pay to relocate the change of speed limits from the east of the site to the west of the site and these works to be carried out under a section 278 agreement with Lancashire county Council. The relocated change in speeds would potentially reduce speeds fronting the site access by forming a gateway feature before the new settlement boundary.

5.7.3 Whilst the highway safety concerns raised by local residents are noted, the National Planning Policy Framework in paragraph 32 states "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". The County Surveyor is of the opinion that the proposed development should have a negligible impact on highway safety and capacity in the immediate vicinity of the site.

5.8 Flooding and Drainage

5.8.1 The application is supported by a site-specific Flood Risk Assessment and Drainage Strategy and the Lead Local Flood Authority has raised no objections against the proposals. The proposals indicate that the applicant intends to carry out works on or near to an ordinary watercourse. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), the applicant would need consent from the Lead Local Flood Authority to build a culvert or structure (such as a weir) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

5.8.2 It is evident that the applicant intends to discharge surface water to an ordinary watercourse. Whilst other preferable runoff destinations should be considered first, namely into the ground (infiltration), it is noted from Section 5.5 of the Flood Risk Assessment that infiltration is unlikely to prove a viable drainage solution for all the surface water run-off generated by the proposals. This arrangement is considered to be acceptable in principle, subject to sufficient evidence of permeability testing for the site and subject to an appropriate point of discharge being identified.

5.9 Developer Contributions

5.9.1 There are assertions in the covering letter supporting the application that the proposal is for *up to 50 residential units all bungalows for over 55s and Starter Homes* but there is no commitment to this on the application form. The application is accompanied by a Draft S106 agreement which also fails to indicate the mix and tenure of affordable housing proposed. The planning agent has confirmed that the site would include 15 'Starter Homes'. In addition, 30 dwellings would cater for over 55s of which there would be a requirement for some affordable units to be provided on site in accordance with Core Strategy Policy DMH1. Should on site provision of bungalows be agreed, the Local Planning Authority would require that a commitment to provide such provision be enshrined within the S.106 agreement for the site. The mix of rental, shared ownership and other tenure would be agreed through further negotiation and would be enshrined within a legal agreement.

5.9.2 The proposal would place pressure on existing sports and open space infrastructure in the Borough. Contributions would be necessary to mitigate the impact of the development. Whilst the proposal would provide areas of informal open space on-site, including meadow grassland, pond area and wetlands, there would remain a requirement for an off-site contribution towards recreational/leisure facilities in the locality. Given the application only seeks to establish the upper quantum of development to be provided on site, based on current practice by the Local Planning Authority, this would require a method for calculation to be applied at the reserved matters stage as follows:

5.9.3 The contribution sought will be based on the following occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

5.9.4 Lancashire County Council (education) have confirmed that an education contribution is not required in regards to this development.

6. Conclusion

6.1 In terms of benefits, there would be economic benefits arising from the development in terms of job creation during the construction period and funding from the new homes bonus. Whilst the provision of housing and affordable housing would normally comprise

benefits, the NPPF is clear that housing provision is a benefit when it is of the right type and in the right location. In respect of the latter, the development strategy of the Borough identifies that Read is not the right location for new large scale housing development. In the case of Read and Simonstone, planning permissions for residential development granted to date would leave a residual housing requirement of 3 dwellings and a residential development of the scale proposed would clearly exceed the housing figures as set out in Key Statement DS1. Furthermore, no evidence has been submitted with the application that identifies a housing need in Read for development of the mix, scale and tenure proposed. The proposal therefore fails to comply with criterion (3) of DMG2 or any of the other criteria within this policy. The application site has a high landscape value and contributes significantly to the visual appearance of the surrounding area. It is considered that the proposals would result in significant harm to the setting and character of the AONB and harm an important landscape contrary to Key Statement EN2 and Policy DME2

- 6.2 In this case, it is concluded that the adverse impacts of granting permission for this development proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Ribble Valley Core Strategy. As such, the proposal does not comprise sustainable development and would compromise the implementation of planning policies of the Council, contrary to the interests of the proper planning of the area. It is therefore recommended that planning permission be refused.

RECOMMENDATION: That the application be REFUSED for the following reasons:

1. The proposal, by reason of its scale and location, would lead to the creation of new residential development in the open countryside in excess of the identified residual number of dwellings proposed to be accommodated in Read and Simonstone. The proposal would cause harm to the development strategy set out in the Ribble Valley Core Strategy. As such, the proposal does not comprise sustainable development and is therefore considered to be contrary to Key Statements DS1 and DS2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.
2. The proposal is considered to be contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would lead to a level of development that significantly exceeds the anticipated level of development embodied within the Ribble Valley Core Strategy in terms of the planned residual need for the settlement of Read and Simonstone and as a consequence the planned levels of development across the Borough. It is further considered that the level of over-supply as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.
3. The proposal, by reason of its scale and location, would be injurious to the setting of the AONB and would result in irreversible harm to the visual amenity of the parkland landscape that contributes significantly to the character of the village of Read and the surrounding area contrary to Policies EN2 and DME2.
4. The proposal would create a harmful precedent for the acceptable of similar unjustified proposals, which would have an adverse impact on the implementation of the planning policies of the Council, contrary to the interests of the proper planning of the area.

BACKGROUND PAPERS

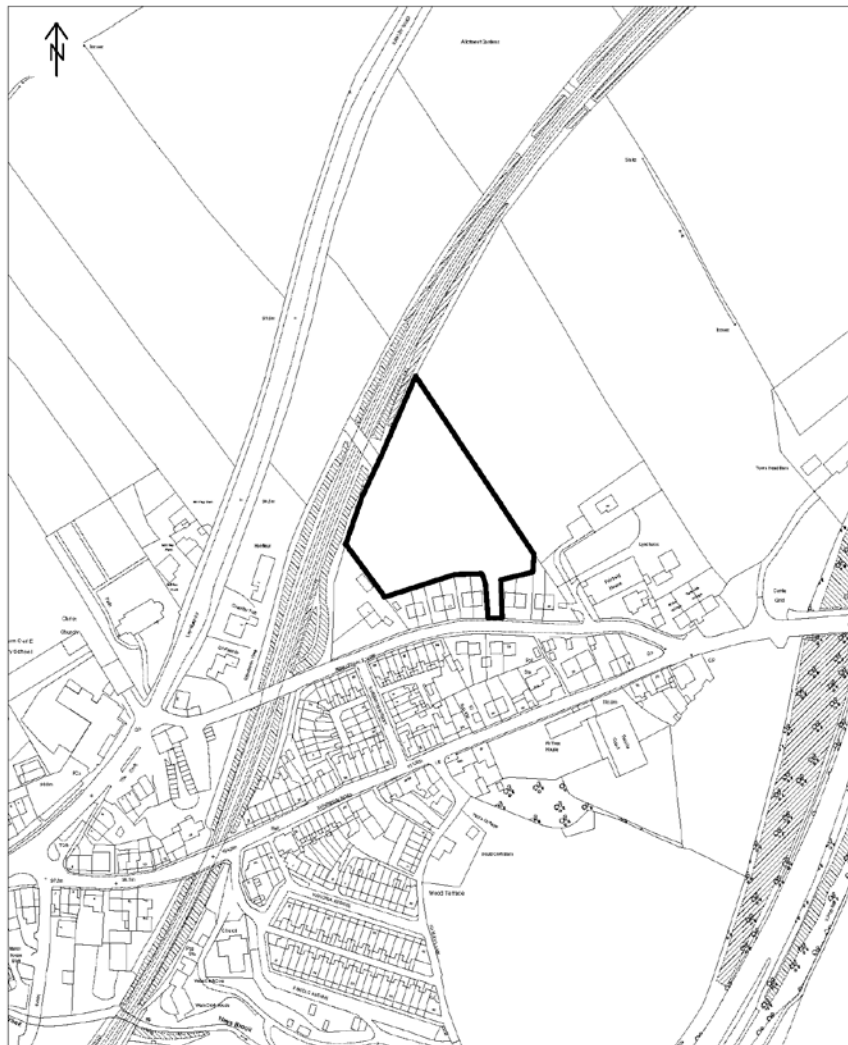
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F1192

APPLICATION REF: 3/2016/0990

GRID REF: SD 377155 444336

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR THE ERECTION OF 18 DWELLINGS (ALL MATTERS RESERVED EXCEPT FOR ACCESS) AT LAND TO THE NORTH OF RIBBLESDALE VIEW, CHATBURN, BB7 4BB.



3/2016/0990 Land to the North of Ribblesdale View Chatburn BB7 4BB

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Chatburn Parish Council:

- In accordance with the Ribble Valley Core Strategy the Council is expected to meet the required 280 dwellings per annum and can prove a five year land supply.
- Chatburn has already met 92% of its housing residual requirement set out in the Core Strategy.
- The infrastructure is unable to sustain the additional development that goes beyond the identified requirement eg. school places, public service cuts.
- Part of the development site is located within the conservation area which must be protected to retain its identity.
- The application site is outside the settlement boundary, in an area of Special Landscape, just a few hundred metres from the Forest of Bowland Area of Outstanding Natural Beauty.

In view of the above the Parish Council object to the application.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

- No objection as the proposed development would have a negligible impact on highway safety and the highway capacity in the immediate vicinity.
- The access would be via a private road and is therefore not subject to any future adoption agreement.
- The available sight lines from the private access road onto Ribblesdale View are acceptable.
- The new site access would need to be constructed under a Section 278 Agreement of the 1980 Highway Act.
- In summary the Highway officer raises no objection subject to the imposition of conditions.

LCC EDUCATION: Requirement for the applicant to provide a contribution towards the provision of seven primary and three secondary school places at a cost of £188,643.42 to be secured by way of a legal agreement. It must be noted that this figure is calculation at the present time on the level of information provided and therefore this figure could change at reserved matters stage depending on the number of houses and bedrooms proposed.

LEAD LOCAL FLOOD AUTHORITY: Initially objected on the grounds that a Flood Risk Assessment (FRA) was not provided. The applicant has since provided a FRA and consequently there is no objection subject to conditions.

UNITED UTILITIES: No objection subject to conditions in respect of foul and surface water drainage, and sustainable drainage management.

ENVIRONMENT AGENCY: No objection

NETWORK RAIL: No objection subject to various conditions and informatives being attached to any approval.

LANCASHIRE POLICE: No objection to the application

ADDITIONAL REPRESENTATIONS:

Letters of representation have been received from 23 individual households/addresses, as well as a petition signed by 173 persons, objecting to the application on the following grounds:

- Loss of views;
- Overlooking;
- Loss of privacy and day light;
- Light pollution, noise, disturbance and air pollution;
- Adequacy of public drainage and water systems;
- Flooding;
- Boundary fencing ownership disputes;
- Lack of services;
- Traffic congestion;
- Access not wide enough and highway visibility at junction;
- The access road is 3.8m wide not 5.5m as indicated on plans;
- Impact of additional vehicles on quality of roads;
- Limited parking in Chatburn;
- Structural damage and general disturbance to neighbouring properties from building works;
- Proposed community parking is not wanted;
- Impact upon the Conservation Area;
- The dwellings will not be suitable for elderly persons due to the topography of the area;
- Extends beyond village boundaries;
- Permission was refused in 1990 for residential development of this site and nothing has changed;
- Area was designated as an Area of Special Landscape in the (former) County Structure Plan;
- Chatburn has almost filled its allocation of housing identified within Core Strategy;
- Impact on ecology;
- Applicant/agent has not consulted with residents before submitting this application;
- Car park to be located directly to rear of existing houses;
- School already oversubscribed;
- Visually detriment to open countryside, AONB and Conservation Area;
- Stability of the land;
- Lack of footpaths.

1. Site Description and Surrounding Area

- 1.1 The application relates to an almost triangular shaped plot of land located to the north of Ribblesdale View in Chatburn. The site measures approximately 0.7 hectares and consists of a green field currently used as pasture land and is tenanted to a local farmer.
- 1.2 Directly along the north western boundary of the site runs the railway line which is set down an embankment from the application site and an existing bridge, covered in grass, provides a farming access to the fields on the opposite side of the railway line. Along the north eastern boundary is an existing hedgerow and two mature Ash trees which separate the plot from the adjacent fields. To the south are the residential dwellings fronting onto Ribblesdale View and the rear elevations of these semi-detached properties face towards the application site and their rear garden areas share a boundary with the proposed development site. Between the dwellings at 17 & 19

Ribblesdale View is an access gate which provides access to the site from the highway of Ribblesdale View. To the east of the site is a cluster of houses which are accessed via a private/un-adopted road off Ribblesdale View and this private road also forms part of the application site.

- 1.3 The application site slopes gently down from Ribblesdale View towards the railway line and is located on the edge of, but outside, the Settlement Boundary of Chatburn, as defined in the Ribble Valley Districtwide Local Plan (adopted 1998) and the recently updated Settlement Boundary.
- 1.4 A small section of the application site, specifically the private access road that serves the dwellings to the east, is within the Chatburn Conservation Area. Approximately 250m to the east of the application site is the Forest of Bowland Area of Outstanding Natural Beauty.

2. **Proposed Development for which consent is sought**

- 2.1 The application seeks outline consent, with all matters reserved except for access, for the erection of 18 dwellings on this plot of land to the north of Ribblesdale View. In accordance with the Council's requirements six of the dwellings would be "affordable" and whilst specific details of the scale, design and appearance are reserved matters, the application states that three bungalows would be provided within the development. The revised plans/details state that the development would include (however as this is outline consent only this housing mix could alter):

- 3 x bungalows
- 5 x 2-bed dwellings
- 8 x 3-bed dwellings; and
- 2 x 1 bed-cottage apartments

- 2.2 Access to the site would be provided via the existing private road, off Ribblesdale View, that currently serves the dwellings to the east and the submitted indicative layout suggests that this access road will be widened.
- 2.3 An indicative layout was submitted with the original application, however in response to the objections received (and concerns raised by the Case Officer) an amended indicative plan has now been submitted. The indicative plan shows that 18 dwellings could be accommodated on this site with garden areas and in-curtilage car parking provided, and this layout also includes areas of public open space within the development site. The submitted Design and Access Statement also includes indicative plans and elevations of the proposed dwellings. However, the application is in outline form only and the layout, design and appearance of the proposed dwellings is subject to change if the outline consent was to be granted and a reserved matters application submitted in the future.

3. **Relevant Planning History**

3/1989/0397 – *Residential Development* – refused and dismissed at appeal

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement EN2 – Landscape
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement EN4 – Biodiversity and Geodiversity
Key Statement EN5 – Heritage Assets
Key Statement H1 – Housing Provision
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing
Key Statement DMI1 – Planning Obligations
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH1 – Affordable Housing Criteria
Policy DMH3 – Dwellings in the Open Countryside and AONB
Policy DMG3 – Transport and Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DMB4 – Open Space Provision
Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management
Policy DME4 – Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 Key Statement DS1 of the Core Strategy seeks to direct the main focus of new house building to the Strategic Site and the Principal Settlements of Clitheroe, Longridge and Whalley and then through the nine Tier 1 Villages which are considered the more sustainable of the 32 defined settlements within the Borough.
- 5.1.2 The Settlement Boundaries were originally drawn up as part of the 1998 District Wide Local Plan and were adopted within the Core Strategy, however these settlement boundaries have recently been reviewed and updated as part of the emerging Housing and Economic Development (DPD) which has passed through the Regulation 18 Issues and Options stage. The Draft Settlement Boundaries which formed part of the Regulation 18 stage consultation have now been adopted for Development Management Purposes (as of Dec 2016).
- 5.1.3 In view of the above, whilst it is accepted that the application site adjoins the Settlement Boundary of Chatburn, it is located outside of the defined boundary and therefore within in the open countryside. Policy DMG2 of the Core Strategy states that within the Tier 2 villages, and outside the defined settlement areas (Open Countryside), development must meet at least one of the following considerations:

1. *Should be essential to the local economy or social wellbeing of the area.*
2. *Should be needed for purposes of forestry or agriculture.*
3. *Should be for local needs housing meeting an identified need and would be secured as such.*
4. *Development for small-scale tourism or recreation purposes that are appropriate to a rural area.*
5. *Small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*

- 5.1.4 The proposed development would not meet any of the above stated requirements and thus would be contrary to Key Statement DS1 and Policy DMG2, leading to an unsustainable form of development. The application states that the proposed development would provide affordable housing and older person's accommodation (bungalows), however the level of affordable units (30%) and older persons (15%) accommodation proposed is the minimum Council Policies would allow on any site and hence the submitted application does not offer any additional benefits beyond what is required. It is therefore not considered that level of affordable and older persons units proposed outweighs the harm.
- 5.1.5 Regard should also be given to Policy DMH3 of the Core Strategy which concerns itself with dwellings in the open countryside. This policy seeks to restrict unjustified developments and states that residential development will be limited to that which meets an identified local need or which is essential for agricultural or forestry workers. The proposed residential development of this site does not satisfy either of these requirements and subsequently the proposal is also contrary to Policy DMH3.
- 5.1.6 It is accepted that in accordance with the economic role of sustainable development, housing is seen as a key component to economic growth and is recognised as such within the NPPF. The delivery of new housing of the right type, at the right time and in the right location is fundamental to economic growth but what must be remembered is that this application is for new residential development within open countryside. Thus whilst the proposal accords with the economic dimension of the NPPF, its location outside the settlement boundary means the benefits are not so significant in this respect to outweigh the Development Strategy of the Core Strategy.
- 5.1.7 Furthermore, being located outside of the settlement boundary of Chatburn and therefore within the Open Countryside, the proposed development would also result in a significant visual encroachment of the built form into the open countryside, which would be detrimental to the character and visual amenities of the area (discussed in more detail within "Visual Amenity" section of this report).
- 5.1.8 In summary, the principle of this residential development, being located outside of the defined settlement boundary of Chatburn (therefore within the Open Countryside), along with the impact of the development on the visual amenity of the Open Countryside, is contrary to Key Statements DS1 and DS2, and Policies DMG1, DMG2 and DMH3 of the Core Strategy.

- 5.1.9 With regard to housing land supply, as of the latest published figures (October 2016) the Council has a 5.3 year housing land supply and this is the figure that the Council must use when determining planning applications for housing. Whilst this figure constantly changes a recent calculation showed that the Council had a 4.99 year supply, however since this more recent calculation the Council has a resolution to grant outline planning permission (following completion of the Section 106 agreement) for 275 dwellings at Grimbaldeston Farm, Longridge which would address this more recent calculation. Nevertheless, as per the most recent published figures (October 2016) the Council is able to demonstrate a five year supply, and as such the Council's policies of the plan can be considered up to date in relation to paragraphs 14 and 49 of the NPPF. The applicant however is of the opinion that the Council does not have a five year supply and therefore the Council's Housing Policies "*should not be considered up-to-date*".
- 5.1.10 In respect of residual figures, Chatburn has a residual housing requirement of 18 dwellings to be provided before the end of the plan period in 2028. At present there is approved consent for 16 dwellings within the revised settlement boundary of Chatburn, thus the remaining housing requirement is for 2 units. The proposed erection of 18 units would in effect result in a significant over provision of the remaining housing requirement for Chatburn. It is considered that a surplus of this magnitude would undermine and cause harm to the intentions of the development strategy and thus the proposal is contrary to the Development Plan. Such an over provision would only be considered acceptable if the proposal addressed an identified local need that outweighed this harm, and as mentioned earlier in this report the proposal has not demonstrated that the development would not address an identified local need.
- 5.1.11 The applicant has commented that the housing figures are "a minimum requirement" and "there should be no cap on the level of development coming forward provided that it is sustainable, appropriate to the scale of the settlement and meets the housing needs of the area". In response, it is accepted that the residual figures are not a maximum figure, however for the reasons outlined above the application site, being located outside of the settlement boundary, does not represent sustainable development and the level of development proposed significantly exceeds the existing residual requirement for Chatburn.
- 5.1.12 In view of the above, the proposal would lead to a level of development that significantly exceeds the anticipated level of development embodied within the Ribblesdale Valley Core Strategy in terms of the planned residual need for the Tier 1 settlement of Chatburn, and the borough in general. For this reason the proposal is considered to be contrary to Key Statements DS1 and DS2, and Policy DMG2 of the Core Strategy.

5.2 Impact upon Residential Amenity:

- 5.2.1 The application site is located to the rear of the semi-detached houses on Ribblesdale View and the impact of the proposal on residential amenity must be considered. Whilst the application is outline only, the applicant has provided an indicative plan showing the potential layout of the proposed development. Whilst this layout is subject to change at reserved matters stage, the indicative layout does show that the recommended separation distances of 21m between principal elevations, and 14m between principal and secondary elevations, could be

achieved at this site between all the proposed and existing dwellings. In addition, the site slopes gently away from the houses on Ribblesdale View so the impact upon existing residents in Ribblesdale View is reduced.

5.2.2 It was acknowledged that a number of objectors raised concerns in respect of the proposed parking area to be located directly to the rear of their properties as shown on the original submission. As a result of these comments, and concerns raised by the Planning Officer, the indicative layout was amended and this car parking area removed from the plan. Notwithstanding this, as mentioned above, the submitted layout is indicative only and such detail would be considered at reserved matters stage.

5.2.3 In view of the above it is considered that the revised indicative layout shows that the proposed dwellings would result in an acceptable relationship with existing neighbouring properties/uses in accordance with the relevant sections of Core Strategy Policy DMG1.

5.3 Visual Amenity/External Appearance/Conservation Area:

5.3.1 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. One of the 12 core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Similarly, Policy DME4 of the Ribble Valley Core Strategy requires development proposals to “conserve” or “enhance” the character and appearance of Conservation Areas.

5.3.2 The application site is located adjacent to the Chatburn Conservation Area, with part of the proposed access actually sited within the Conservation Area. The proposed development would involve the widening and re-surfacing of the existing access road, however it is considered this part of the development would have a neutral visual impact upon the character and appearance of the Conservation Area.

5.3.3 With regard to the residential development of the site, whilst this would be located outside the Conservation Area, it would be visible from the Conservation Area and the Chatburn Conservation Area Appraisal (2005) highlights the “*Long Views to the fells that define and enclose Ribble Valley*” to be of Special Interest within the Conservation Area. More specifically the view from the proposed access road (across the development site) is identified as an “*Important View*” out of the Conservation Area in the Conservation Area Appraisal and this document specifically refers to fields outside the Conservation Area “*form(ing) an important component of views in to and out of the conservation area and contribute to the sense of Chatburn as a rural village rather than a densely developed urban landscape.*”

5.3.4 The submitted Heritage Statement states that the proposed development has been “*designed to respond to the boundaries, landscaping and levels of the site, which slopes downward from south to north*”, however it is the Officer’s opinion that proposed development and urbanisation of this field would be contrary to the

Conservation Area Appraisal and negatively impact upon the views out of the Conservation Area, thus causing substantial harm to this designated heritage asset.

5.3.5 Paragraph 133 of the NPPF states:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

5.3.6 It is considered that the substantial visual harm caused by this development is not outweighed by any public benefits associated with the proposal and therefore the application is contrary to both national and local policies.

5.3.7 In addition to the above, as referred to by a number of objectors, prior to the designation of the Chatburn Conservation Area in 2005, an application for residential development of this site was refused planning consent, and dismissed at appeal by the Inspectorate, with one of the reasons for refusal being the visual impact of the development on the views and landscape qualities of the area.

5.3.8 As detailed in the “Principle of Development” section of this report, being located outside of the settlement boundary of Chatburn and therefore within the Open Countryside, the impact of the proposed development on the visual amenity of the Open Countryside must also be considered.

5.3.9 Policy DMG1 requires development to “be sympathetic to existing and proposed land uses in terms of its size, intensity and nature...” and “...Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character...” Policy DMG2 states “Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area...” Additionally, Policy DMH3 states “The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.”

5.3.10 With the above policies in mind it is considered that the proposed residential development of this open field, within the Open Countryside, would result in a

significant visual encroachment of the built form into the open countryside, which would be detrimental to the character and visual amenities of the area.

5.3.11 With regard to the AONB, at the nearest point the application site is located approximately 250m away from the boundary of the AONB, however it is considered in this particular case that the development of this site would not have a negative visual impact upon views in or out of the AONB.

5.3.12 In summary, it is considered that the residential development of the site would result in a significant visual encroachment of the built form into the open countryside, which would be detrimental to the character and visual amenities of the area and would negatively impact upon views out of the Conservation Area, causing substantial harm to the designated heritage asset (Conservation Area). It is therefore considered that the proposal would be contrary to national guidance contained within the NPPF and Policies DMG1, DMG2, DMH3 and DME4 of the Ribble Valley Core Strategy

5.4 Highway Safety and Accessibility:

5.4.1 The County Highway Officer has raised no objection to the application, stating that the proposed development would have a negligible impact on highway safety and the highway capacity in the immediate vicinity. The Highway Officer has visited the site and commented that the existing sight lines at the junction of the proposed access point and Ribblesdale View are acceptable.

5.4.2 The Highway Officer has commented that the new access would need to be constructed under a Section 278 Agreement of the 1980 Highway Act, but has also confirmed that the private access road used to serve the proposed dwellings would not be subject to any future adoption agreement by the Council, and any future maintenance of the road would be for the owner/applicant to undertake.

5.4.3 In summary the Highway Officer raises no objection to this application, subject to the imposition of planning conditions.

5.4.4 In addition to the vehicle access, the indicative plan shows a pedestrian access point that would connect the development site to Ribblesdale Avenue via the existing access point located between the dwellings at 17 & 19 Ribblesdale View. There will however be no vehicular access to the site via this access point.

5.5 Landscape/Ecology/Trees:

5.5.1 The application relates to a field currently used as pasture land and consequently the field/land itself has limited ecological value. Beyond the north west boundary of the site the railway embankment is covered in trees and therefore the applicant is would be required to erect protective fencing during the construction phase in order to ensure these trees are not damaged if the application was to be approved.

5.5.2 Along the north east boundary of the site is an existing hedgerow and two Ash trees. The application is accompanied by an Arboricultural Impact Report which assesses the quality of these landscape features. The submitted report states that both Ash trees are suffering from decay and wounds, with one being

completely hollow at the base, and as such the report concludes that it would be preferable to fell and replant these trees. The Council's Countryside Officer has reviewed the Arboricultural Report and inspected the trees on site and commented that these are veteran trees which contribute significantly to the ecology of the area. This view is supported by the submitted Ecological Report which also comments that these trees should be retained for their ecological contribution to the area.

5.5.3 In view of the above, the Council's Countryside Officer has requested that if the Council were minded to approve the application these trees should be retained, however it is accepted that some pruning works, and even potentially pollarding works, are likely to be required in the future.

5.5.4 With regard to the existing hedgerow, the majority of this would be retained for wildlife habitat benefits, except for a section to be removed for the new access road. The Countryside Officer has no objection to the removal of part of this hedge, provided that the remainder is retained and improved, details of which would be submitted with any potential reserved matters application.

5.5.5 The Countryside Officer also requested that the proposed dwellings include bat/bird boxes to improve biodiversity and ecology at the site, as well as boundary treatments which allow habitat connectivity. These would have been secured by conditions, along with a further condition requiring the development to be undertaken in accordance with the recommendations and mitigation measures detailed within the submitted Ecology Report, were the application recommended for approval.

5.6 Flood Risk and Drainage:

5.6.1 United Utilities (UU), the Local Lead Flood Authority (LLFA) and the Environment Agency have raised no objection to the application, although both UU and the LLFA have requested a number of conditions be added to the decision should the Council be minded to approve the application.

5.7 Developer Contributions:

5.7.1 Should the application be approved the applicant will be required to either provide an area of useable Public Open Space within the development site, or make a financial contribution towards the improvement/maintenance of an existing area of Public Open Space, as well as a contribution towards recreation and sports provision facilities off-site.

5.7.2 Objections have been raised on the grounds that there are insufficient school places to accommodate the proposed development, however no such objection has been raised by LCC Education Service. LCC Education have however requested the applicant provide a contribution towards the provision of seven primary and three secondary school places at a cost of £188,643.42. It must be noted that this figure is a calculation at the present time on the level of information provided with the outline application and therefore this figure could change at reserved matters stage depending on the number of houses and bedrooms proposed.

5.7.3 The above contributions would be secured by way of a Section 106 Agreement should this application be approved.

5.8 Affordable Housing

5.8.1 In accordance with Policy DMH1, a development of this size would require 30% of the dwellings to be affordable – six dwellings. The Council’s Housing Officer has commented that the development should provide three affordable home ownership dwellings and three affordable rent properties. The Housing Officer has also commented that the preference would be for two x 3 bed houses and one bungalow to be delivered as shared ownership units, or if there is no RP interest they should revert to discount sales properties.

5.8.2 The above will be negotiated and secured within the legal agreement (Section 106) should Members be minded to approve the applicant, and the details shown within any reserved matters application.

5.9 Other issues

5.9.1 Other issues raised by the objectors include light and noise pollution from the proposed development, and structural damage to the existing houses. In response to these it is not considered that noise and lighting from the proposed development would have any greater impact than existing noise levels and street lighting in this area. With regard to structural damage, there is no evidence to suggest that the development would have a structural impact on existing building, however this is in any case a private matter.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 The erection of 18 dwellings within the open countryside is contrary to the Ribble Valley Core Strategy which seeks to resist residential development in such locations as it would not further the aims of sustainable development and cause harm to the spatial vision of the plan. The proposal would also lead to a level of development that exceeds the anticipated level of development embodied within the Ribble Valley Core Strategy in terms of the planned residual need for the Tier 1 Settlement of Chatburn, and the borough in general.

6.2 Furthermore, it is considered that the residential development of the site would result in a significant visual encroachment of the built form into the open countryside, which would be detrimental to the character and visual amenities of the area and the development would negatively impact upon views out of the Conservation Area, causing substantial harm to the designated heritage asset (Conservation Area).

RECOMMENDATION: That Members **REFUSE** planning permission for the following reasons:

1. The proposal is considered contrary to Key Statements DS1 and DS2, and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy in that it would result in the significant encroachment of built form into the open countryside, being of detriment to the character and visual amenities of the area and would lead to the creation of new dwellings in the defined open countryside without sufficient justification which would cause harm to the development strategy for the borough.

2. The proposal is considered to be contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would lead to a level of development that significantly exceeds the anticipated level of development embodied within the Ribble Valley Core Strategy in terms of the planned residual need for the settlement of Chatburn and as a consequence the planned levels of development across the Borough. It is further considered that the level of over-supply as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.
3. The residential development of the site would result in a significant visual encroachment of the built form into the open countryside, which would be detrimental to the character and visual amenities of the area. The proposal would also negatively impact upon views out of the Conservation Area, causing substantial harm to the designated heritage asset (Conservation Area). The proposal is therefore contrary to national guidance contained within the NPPF and Policies DMG1, DMG2, DMH3 and DME4 of the Ribble Valley Core Strategy.
4. The proposed development would create a harmful precedent for the acceptance of other similar proposals without sufficient justification which cumulatively would have a significant adverse impact on the implementation of the Development Strategy, as adopted within the Ribble Valley Core Strategy, contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0990

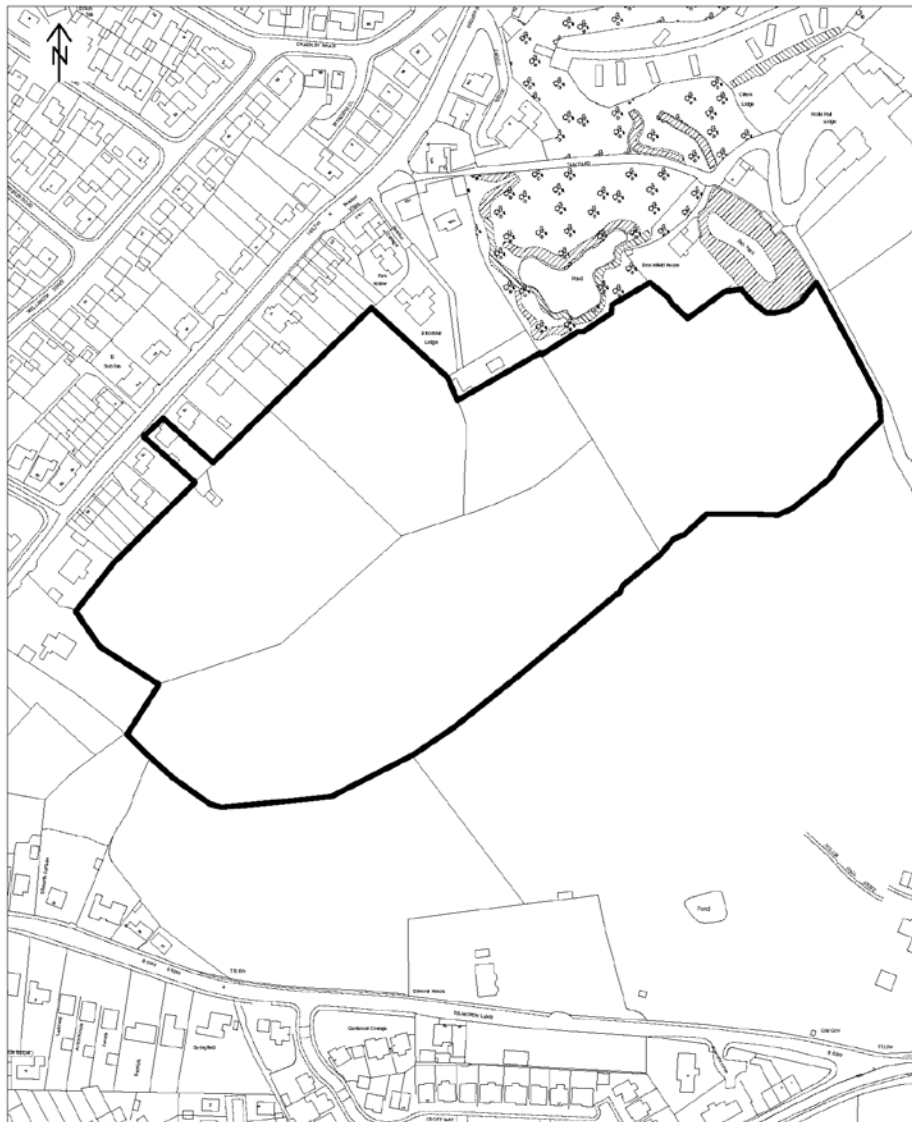
D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION REF: 3/2016/1082

GRID REF: SD 361005 437575

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR DEMOLITION OF 74 HIGHER ROAD AND CONSTRUCTION OF UP TO 123 HOUSES ON LAND TO THE REAR, INCLUDING ACCESS. 74 HIGHER ROAD LONGRIDGE PR3 3SY AND LAND TO THE REAR



3/2016/1082 74 Higher Road, Longridge PR3 3SY and land to the rear..

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Longridge Town Council objects to the application on the following grounds:

- There are ongoing issues in regards to the highways situation
- Drainage issues
- Land Supply

LTC further believe that this development would have a detrimental impact on the landscape. However, should consent be granted the Town Council have requested that they have some input into the S106 Agreement negotiations to secure contributions towards the Longridge Loop, Health Services, Schools and the Civic Hall redevelopment.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highways Development Control Section have raised no objection to the principle of the development and have stated that the proposed access is acceptable. The Highways Officer has requested that further work be undertaken to derive an acceptable transport assessment that will assist in identifying any potential mitigation/improvements required as a result of the development.

ENVIRONMENT AGENCY:

The application is not listed in the 'When to Consult the Environment Agency' document or in the Development Management Procedure Order 2015 / General Permitted Development Order 2015.

LOCAL LEAD FLOOD AUTHORITY (LLFA)

Response awaited.

LANCASHIRE FIRE AND RESCUE SERVICE (LFRS)

LFRS have no objection to the proposal but have offered the following observations:

The following recommendations are made to make the applicant aware of conditions which will have to be satisfied on a subsequent Building Regulation application. The conditions may affect the elevation of the building and access to them. These recommendations must be included if this application passes to another party prior to Building Regulation submission.

It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'. If Document B, Part B5 cannot be fully complied with then, in certain circumstances, the installation of a residential sprinkler system may be used as a compensatory feature, but professional advice should be sought in such cases.

LCC CONTRIBUTIONS (EDUCATION)

Based upon the latest assessment, taking into account all approved applications in the area, LCC will be seeking a contribution for 46 primary school places. However LCC will not be

seeking a contribution for secondary school places. Calculated at the current rates, this would result in a claim of:

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (272 / 240) \text{ (Q1-2016/Q4-2008)}$
= £13,474.53 per place
£13,474.53 x 46 places = £619,828.38

This assessment represents the current position on 14/12/2016. LCC reserve the right to reassess the education requirements taking into account the latest information available

It should be noted, given the application is made in outline, that this assessment is based on the assumption that the dwellings are all 4 bedroom houses. Should this not be the case a reassessment will be required once accurate bedroom information becomes available.

UNITED UTILITIES:

No objection to the proposal subject to the imposition of planning conditions relating to foul/surface water drainage and a sustainable drainage management and maintenance plan for the lifetime of the development.

ADDITIONAL REPRESENTATIONS:

49 letters of representation have been received objecting to the application on the following grounds:

- The position of the access will be of detriment to residential amenity.
- The proposal would result in an oversupply of housing in excess of that which has been stipulated within the Core Strategy.
- Increase in traffic and implications for the safe operation of the highways network.
- The proposal will put additional strain on existing services, facilities and infrastructure.
- Drainage and flooding issues.
- Inadequate capacity within existing schools or facilities.
- Negative impacts upon wildlife and protected species in the area.
- Loss of greenfield land.
- The submitted supporting information is inaccurate in respect of junction modelling.
- Loss of outlook.
- Cumulative level of development will undermine the character of Longridge.
- The access arrangements are inadequate and are likely to result in pedestrian and vehicle conflict.

1. Site Description and Surrounding Area

- 1.1 The application site is a 6.5 Hectare plot of land located to the rear of numbers 54 – 102A Higher Road. The eastern extents of the site also extends to the rear of Hollin Hall Lodge and Tan Yard. The site is located at the eastern extents of the Settlement of Longridge and is currently outside but adjacent the defined settlement boundary for Longridge. Members will note that the site is also located outside of the Regulation 18 Draft Settlement Boundary.

- 1.2 The site is greenfield in nature being currently used for the purposes of Agriculture. The site is bounded to the north by properties fronting Higher Road with the southern extents of the site bounding the Dilworth Lane development that is currently under construction. To the east of the site is Tanyard Lane (Bridleway 15). The western extents of the site bounds the rear curtilages of properties fronting both Higher Road and Dilworth Lane.
- 1.3 The site benefits from significant variances in topography with the most prevailing condition being that the land slopes downward towards the south east in varying degrees of extremity.

2. **Proposed Development for which consent is sought**

- 2.1 Outline consent is sought for the erection of up to 123 dwellings on land to rear of 74 Higher Road, Longridge including the demolition of number 74 to facilitate pedestrian and vehicular access to the site. Consent is sought solely in relation to detailed matters of access with the remaining matters of appearance, landscaping, layout and scale being reserved for consideration at a later stage.
- 2.2 The submitted details propose that the primary point of vehicular and pedestrian access to the site is provided off Higher Road following the demolition of number 74. The resultant access would measure 10.7m in width, consisting of 5.5m highway, 2m footways and 0.6m verges to either side of the new access road.
- 2.3 Given the access road will require the level of the land to be reduced to ensure an acceptable interface with Higher Road, the formation of the access will be bounded by to the east and west by retaining walls, due to the variances in topography the eastern wall (adjacent number 76) will be 2m in height with the western wall (adjacent number 70) measuring 0.9m in height. The retaining walls would be located approximately 2.55m from the shared boundaries from numbers 70 and 76. It is proposed that the road level will be set lower than the slab level of number 70 by approximately 2.3m and lower than number 76 by approximately 3.5m.
- 2.4 The submitted masterplan proposes a singular vehicular access which leads to a singular loop road serving the development, off of which are located a small number of secondary routes and cul-de-sacs. It is proposed that an area of land to the south will be brought forward as a usable semi-natural greenway, within which will be a number of new ponds integral to a sustainable drainage solution for the site. It is further proposed that a woodland walk and trim trail area will be provided to the east and north eastern extents of the site with a number of green streets running south to north through the site.
- 2.4 The applicant has submitted Draft Heads of terms which outlines that 30% of the proposed dwellings will be for affordable housing provision and that 15% of the overall number of dwellings on site will be for occupation by those over 55 years of age with half of this provision being provided within the affordable provision and the remaining being provided on an open market basis.

3. **Relevant Planning History**

None directly relevant to the determination of the current application.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement EN4 – Biodiversity & Geodiversity
Key Statement DMI1 – Planning Obligations
Key Statement DMI2 – Transport Considerations
Key Statement H1 – Housing Provision
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 – Protecting Trees & Woodlands
Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME5 – Renewable Energy
Policy DME6 – Water Management

Policy DMH1 – Affordable Housing Criteria
Policy DMH3 – Dwellings in the Open Countryside
Policy DMB4 – Open Space Provision
Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The application site is located outside but directly adjacent the north eastern extents of the currently Defined Settlement Boundary for Longridge. Key Statement DS1 of the Core Strategy aims to promote development in and guide development towards the most suitable locations in the borough. The classification of settlements into Principal, Tier 1 and Tier 2 settlements was ultimately determined by the preparation of an evidence base document, which assessed the sustainability of settlements which subsequently informs the overall Development Strategy for the Borough to aid in achieving sustainable development. The Development Strategy is clear in its approach that housing development outside of the 32 defined settlements or the principal settlements will therefore now only be acceptable, in principle, if it is for local needs housing or would result in measureable regeneration benefits.

5.1.2 Policy DMG2 sets out the strategic considerations in relation to housing and states that residential development or the creation of new residential planning units outside the defined Settlement Areas. In respect of dwellings in the open

countryside and those located in the Forest of Bowland AONB these are covered by Policies DMH3 which similarly seeks to resist such developments unless they are to meet an identified local need or specific criteria.

- 5.1.3 A fundamental component of Key Statement DS1 is to guide the majority of new housing development towards the principal settlements within the Borough, in this respect the application clearly conforms with the overall aims of DS1 but it is also apparent an element of conflict remains in relation to Policy DMH3. However, in assessing the application I am mindful that a recent informal interim position in relation to 5 year housing land supply has shown that the Local Authority cannot at present demonstrate a 5 year supply of housing.
- 5.1.4 In respect of this matter the latest formal published housing monitoring position (October 2016) the Local Authority has a 5.32 year supply of housing however at best this 0.32 level of supply or 'oversupply' can at best be described as marginal.
- 5.1.5 Given the marginal supply position as demonstrated in the latest monitoring figures and given that an interim position has demonstrated that the Local Planning Authority may not be able to demonstrate a 5 years supply. Taking a balanced, realistic and pragmatic view, given latest projections, I considerate it is not unreasonable to conclude that housing supply may from time to time fluctuate below 5 years.
- 5.1.6 Taking a long-term holistic and strategic view in respect of housing supply within the Borough, it could be argued that the singular solution to ensure that the Local Planning Authority can robustly demonstrate a 5 year supply of housing, both in the long and short term, would be to ensure and maintain an acceptable level or degree of 'oversupply' through the granting of additional consents for housing. It is further considered that the level of 'oversupply' should allow sufficient margins to take into account potential under delivery or take account of the inevitable lag in relation to sites coming forward following the granting of outline consents which inevitably cause fundamental fluctuations in housing trajectories and may result in a legacy of undersupply or under delivery that may become evident in future monitoring.
- 5.1.7 It is noted that the issue of 'oversupply' has been considered, in some extreme cases, to be harmful. Given the current marginal 5 year housing supply position, I can see no balanced argument to be formed or put forward that would robustly or adequately demonstrate the level of oversupply resultant from the current proposal could be harmful for the Development Strategy for the Borough in this instance.
- 5.1.8 Members should note that any such perceived harm must be measurable and quantifiable. In respect of harm to the Development Strategy for the Borough, I cannot in this case, demonstrate any quantifiable or measurable harm, particularly given the Development Strategy for the Borough seeks to guide the majority of all new housing development towards the Principal Settlements. In this respect, I consider that the application could be argued to be fully compliant with the main aims, objectives and thrust of the overarching Development Strategy for the Borough in that it seeks to guide housing towards the more sustainable settlements within the Borough.

- 5.1.9 The above points take into account the Borough wide viewpoint, however when further assessing 'harm' it is important to consider the potential implications from the proposal in respect of the settlement to which it will relate. In this respect it is recognised that the proposal, when taking into account recent recommendations and consents approved, would result in a level of oversupply when measured against the objectively assessed outstanding residual housing need for Longridge. However, it should be noted that these residual housing numbers are no more than a minimum target to be met to achieve sustainable housing growth within the Borough. It is equally important to fully recognise that the residual housing need numbers are therefore not intended to be an upper limit not to be exceeded. In the absence of any local or national benchmarks that would clearly quantify at which point oversupply becomes harmful, I cannot demonstrate harm as a result of oversupply in this regard.
- 5.1.10 The other regards in which I consider oversupply could become harmful and quantified is where it could be demonstrated that the existing infrastructure services and facilities within a settlement could not adequately accommodate the level of growth proposed, potentially resulting in the creation of an unsustainable pattern form or scale of development by virtue of the inability for a settlement to adequately accommodate growth resultant from any such proposal.
- 5.1.11 I also consider that 'harm' could be potentially be quantified or measurable when the level of oversupply resultant from a proposal reaches a point that would preclude the ability for the Local Planning Authority to plan realistically and proportionately for sustainable development within the Borough when considering the implications for the next plan period.
- 5.1.12 In respect of the above points, it is my opinion that significant 'harm' or the nature of such 'harm' resultant from the proposal cannot, in this case, be clearly demonstrated or quantified. Members will additionally note that a number of inspectors decisions outside the Borough have considered that that the presumption in favour of sustainable development is not engaged where the Local Planning Authority can demonstrate a five years supply. However, the presumption in favour of sustainable development remains 'a golden thread running through both plan-making and decision-taking' it is also important to be mindful that the presumption in favour of sustainable development is one of the fundamental principles of the Adopted Core Strategy and is clearly enshrined within Key Statement DS2 which states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

5.1.13 At the time of writing this the Head of Housing and Regeneration has conveyed reservations about allowing further permissions for housing considerably in excess of the figures expressed in the Core Strategy but has raised no objection to the proposal, on this basis I conclude the proposed development be considered to be sustainable by virtue of not only its proximity to a Principal Settlement, but must consider it to be sustainable given there is no evidence before me that would robustly demonstrate otherwise or that the 'harm' resultant from the proposal would outweigh the benefits associated with the proposal and its contribution to maintaining a 5 years supply of housing in the Borough.

5.2 Impact upon Residential Amenity:

5.2.1 Given the application is made in outline, no detailed assessment of any potential impacts upon existing neighbouring residential amenity can be made at this stage. However given the potential proximity of the development to existing residential dwellings the Local Planning Authority has sought to protect the amenities nearby and adjacent residents through negotiation which has resulted in the introduction of a landscaped buffer/margin of 5m between existing and proposed residential curtilages along the northern boundary of the site. Taking into account the inclusion of the margins and the proximity of the development to adjacent built form I do not consider, at this stage, that the proposal will be of detriment to neighbouring residential amenity.

5.3 Masterplan and Urban Design Principles

5.3.1 Given the application is made in outline, members will note that matters of detailed design, external appearance and scale cannot be considered at this stage. However the Local planning Authority is of the opinion that the overall masterplan and Urban Design approach to the site should be clearly established and fully considered at this stage.

5.3.2 Adopting this approach ensures a level of consistency from outline consent to reserved matters stage and allows for acceptable principles and parameters to be agreed at an early stage that will subsequently inform the future detailed design development of the proposal.

5.3.3 Following a number of concerns in relation to the overall masterplan for the site, the Local Planning Authority has engaged in extensive negotiation with the applicant which has resulted in fundamental revisions to the masterplan for the site which now includes provision of the following:

Central Green

The green will form the gateway entry point into the site by acting as a key node that will be comprised of the following attributes:

- Flexible usable space for recreation including provision of informal natural play areas with a strong community based focus being placed on the central green space.
- Formal avenue tree planting to line the main access route into the site.
- Shared surface streets and highways arrangements that will slow traffic speeds and provide priority for the pedestrian over the motor vehicle.
- The green will be linked to the remainder of the development through a network of pedestrian and cycle routes.

Green Streets

Green Streets run north to south within the development and will be comprised of the following:

- Formal avenue planting to main road edges with 'rain gardens' to complement the wider SUDS system.
- Informal groups of native tree planting and SUDS channels with integral landscaping.
- Open grass verges and shared cycle routes.
- Junctions to be of varied surfacing to encourage reduced vehicular speeds and prioritise pedestrian movement.

Trim Trail & Woodland Edge

A Woodland Edge will be located to the north east and eastern extents of the site and will be comprised of the following:

- Existing perimeter woodland planting will be reinforced and introduced adjacent the existing public footpath to the eastern extents of the site to allow the proposal to work in concern with the consented development to the south.
- Mixed planting and grassed areas woven together with a trim trail which will provide an active family orientated amenity space linked to the central green spine.
- Trim trail including natural play spaces and shared pedestrian cycle routes.
- Formal woodland footpaths linking the central streets with green spaces.
- Includes the provision of a buffer margin ranging from 20m - 48m to the north eastern boundary and a buffer margin of 30m to the eastern boundary of the site.

Semi Natural Greenway

A Semi natural Greenway will be provided to the southern extents of the site that will comprise of the following:

- Network of informal cycle paths and footpaths around a number of small attenuation ponds that are integral to the SUDS system for the site.

- Streets to take on the appearance of 'country lanes' that front this area.
- Groups of native tree planting.
- Wildflower and wild grass verges.
- It is also proposed that this area will accommodate footpath links to the adjacent development to the south.
- Includes the provision of 9.5-30m buffer margins with the adjacent site boundary to the south.

5.3.4 Members will note that negotiations in relation to the above matters have progressed in a positive manner.

5.3.5 At the time of the writing of this report only a small number of minor matters remain outstanding in relation to the masterplan for the site and I am confident that these issues will be resolved to the satisfaction of the Local Planning Authority.

5.4 Highway Safety and Accessibility / Public Rights of Way:

5.4.1 The Highway Development Control Section has at this stage raised no objection to the proposal but have stated that further work will be required to derive an acceptable transport assessment and have identified a number of areas that require further work. Such work should include identifying which junctions will require analysis and a package of mitigation measures to address any issues that may arise. However in terms of the application submitted the Highway development Control Section are satisfied that the proposed access is sufficient to serve the proposed development.

5.4.2 The Highways Development Control Section have also noted that at present there are no suggestions for the improvement / enhancement of sustainable transport alternatives. The Transport Assessment will require further work to identify the pedestrian and cycle routes into the town centre and other attractions and where funding can be provided to improve the public realm. The Highways officer recommends that reference should be made to the Longridge Neighbourhood Development plan which identifies a route for the Longridge Loop which identifies a circular route for pedestrians and cyclists etc around Longridge. Reference is also made to an off road cycle route between Longridge and Grimsargh. This route currently does not exist although it has been identified as a potential route into Preston. No enhancements are proposed for public transport.

5.4.3 Negotiations in respect of these matters are underway and it is considered that these matters will be satisfactorily resolved following further negotiation and engagement between the applicant and LCC Highways.

5.5 Landscape/Ecology:

5.5.1 The application is accompanied by an Ecological Appraisal which has concluded that no conclusive evidence was found of any protected species regularly occurring on the site or the surrounding areas which would be negatively affected by the proposed development subject to appropriate mitigation being secured at reserved matters stage.

5.6 Infrastructure, Services and developer Contributions:

5.6.1 The submitted Draft Heads of term put forward a commitment by the applicant to pay a contribution towards off-site facilities in Longridge and this will be subject to negotiation and take account of the facilities to be provided on site. Given the application only seeks to establish the upper quantum of development to be provided on site, based on current practice by the Local Planning Authority, this will require a method for calculation to be applied at the reserved matters stage as follows:

The contribution sought will be based on the following occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

The above method for calculation and a commitment to meet such requirements will be enshrined within the finalised S.106 agreement.

5.6.2 The applicant has submitted a commitment to meet the Core Strategy requirements in relation to overall housing mix and affordable housing provision on site. It is proposed 30% of the proposed dwellings will be for affordable housing provision and that 15% of the overall number of dwellings on site will be for occupation by those over 55 years of age with half of this provision being provided within the affordable provision and the remaining being provided on an open market basis. The mix of rental, shared ownership and other tenure will be agreed through further negotiation and once again be enshrined within the final S.106 agreement for the proposal.

5.6.3 LCC Education have requested that a contribution be made towards 46 primary school places totalling £619,828.38. Members will note that this figure is based on the assumption that all units are 4 bedroom dwellings. A reassessment based on a £13,474.53 per primary place cost will be applied when an accurate bedroom mix is available. Such a method for calculation will be contained within the S.106 agreement for the proposal.

5.7 Flood Risk and Drainage:

5.7.1 United Utilities have raised no objection to the proposal subject to the imposition of condition. Comments are awaited from the Local Lead Flood Authority (LLFA) in respect to an overall drainage strategy for the site based on sustainable principles; however it is anticipated that such matters are likely to be resolved through the imposition of planning conditions.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 It is recognised, at the time of the writing of this report, based on the latest formal monitoring position, that the Local planning Authority can demonstrate a 5.32 year

supply of housing. It is also recognised that an interim position, recently conveyed by the Head of Housing & Regeneration has concluded that at present the Local Authority may not benefit from a 5 year supply due to the Local Authority having to make an adjustment to the Council's housing land calculation methodology. I am also mindful of committee's recent recommendation to defer and delegate, for approval (subject to outstanding matters being resolved) outline consent (3/2016/0974) for the erection of 275 dwellings at Land west of Preston Road Longridge.

- 6.2 Should the interim position prove to be conclusive (4.99 year housing supply), it is likely that the 275 dwellings, as referenced above, will make a contribution towards supply that will inevitably allow the Local planning Authority to be able to robustly demonstrate a 5 year supply of housing. However, the level of supply, over 5 years, resultant from the contribution made by the aforementioned application is still likely to be marginal without taking into account inevitable delays in actual housing delivery from the site.
- 6.3 In assessing the application I cannot ignore the level of uncertainty regarding 5 year housing land supply, the likely marginal level of 'oversupply' should a 5 years supply be demonstrated and the distinct absence of any quantifiable harm or local national benchmarks relating to harm resultant from oversupply.
- 6.4 I therefore consider that the contribution towards bolstering existing housing supply and the need for the Local Planning Authority to maintain a long-term robust stance in terms of 5 years supply outweighs any harm associated with the potential 'oversupply' of housing resultant from the proposal.
- 6.5 For the reasons outlined above the proposed development is considered to be acceptable provided outstanding matters in relation to the overall masterplan approach taken to the site and matters relating to Highways are satisfactorily resolved.
- 6.6 It is further considered that the benefits associated with the proposal and its contribution towards maintaining a 5 years supply of housing within the borough, in the context of Paragraph 49 of the National Planning Policy Framework, outweighs any harm from the proposal and the application is recommended accordingly.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Community Services for approval to allow for further work to be undertaken upon the submitted transport assessment the detailed wording of conditions and following the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

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. The submitted landscape details shall take full

account of the mitigation measures as contained within the submitted Ecological Appraisal (Report Ref: 3089 V1).

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 123 dwellings shall be developed within the application site edged red on the submitted Red Line Boundary Plan (VHLP/7782/2194/01 Rev:A).

REASON: For the avoidance of doubt and to clarify the scope of the permission in accordance with keys Statement DS1 and 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 as set out in the following approved documentation:

RF15-293-IN03-02: Green Infrastructure and Character document (February 2017)
Masterplan SK10 (February 2017)
Indicative Site Sections (February 2017)
Movement Framework (February 2017)

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. 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 retaining structure adjacent to the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. 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 construction of the pedestrian and vehicular site accesses has been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

For the avoidance of doubt the submitted details shall also include the precise nature and design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks. The development shall be carried out in strict accordance with the approved details.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

8. Notwithstanding the submitted details, the height of any of the dwellings proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

REASON: In the interests of the visual amenities and character of the area and to ensure that the proposed development remains compatible with the landscape character of the area and responds appropriately to the topography of the site so as to minimise undue visual impact in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. 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, 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.

10. Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation ponds and all other water bodies on site.

For the avoidance of doubt the submitted information shall include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development in the interests of visual and residential amenities and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

11. 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.

12. 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.

13. Further Sustainable Drainage Details:

To be determined following response from the Local Lead Flood Authority

14. Prior to occupation 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. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system 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/details.

REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

15. 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.

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 details of a package of proposed mitigation measures, as outlined in Section 6 of the approved Ecological Appraisal (Report Ref: 3089 V1) has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the mitigation shall include, but be limited to the provision for bat and bird boxes, the improvement of existing hedgerow, creation of refugia/hibernacula/habitat features and bee and wasp nest boxes. The submitted details shall include the timing and phasing for the creation/installation of mitigation features and a scheme for future management and maintenance where applicable. 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.

17. 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.

18. Applications for the approval of reserved matters, where relevant, shall be accompanied by full details of all proposed play areas and associated play equipment.

For the avoidance of doubt the submitted details shall include the specification and nature of all proposed surfacing, informal/formal play equipment and details of existing and proposed land levels and all associated landscaping and boundary treatments where applicable. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and allows for the provision of an acceptable and adequate form of usable public open space in accordance with Policies DMG1 and DMB4 of the Ribble Valley Core Strategy.

19. 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.

Update following 16th of March Planning and Development Committee Meeting:

Committee resolved on the 16th of March 2017 to be minded to refuse the application and was Deferred to the Director of Community Services for an appropriate refusal reason relating to matters of housing oversupply and the resultant harm to the Development Strategy for the Borough. Members will also note that matters relating to covenants attached to the land were also discussed but it should be noted such matters are not a material consideration in the determination of the application.

Should Committee be minded to refuse the application it is suggested that the application be refused for the following reason:

1. The proposal is considered to be contrary to Key Statement DS1 and DS2 and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would lead to a level of development that exceeds the anticipated level of housing development embodied within the Ribble Valley Core Strategy in terms of the planned residual need for the settlement of Longridge and as a consequence the planned levels of housing development across the Borough. It is further considered that the level of over-supply of housing, as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F1082

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0580	Spout Farm Preston Road Longridge	12/1/17	34	With Applicants Solicitor
3/2016/0974	Land West Preston Road Longridge	16/2/17	275	With Planning

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0016/P	Erection of a two storey building to contain an implement store garage, open fronted workshop, tool store, wood store, cutting area and storage room	Beacon Cottage Carr Lane Balderstone
3/2017/0019/P	Proposed 8m single storey flat roof rear extension	36 College Close Longridge
3/2017/0058/P	Proposed side conservatory	38 Kestor Lane Longridge
3/2017/0077/P	Discharge of condition 7 and 10 from permission 3/2016/0290	Land adjacent to 52 Chapel Hill Longridge
3/2017/0096/P	Variation of conditions 3,5,6,7,8,9,12,14,15,16,19,22,24 & 25 from 3/2012/0964 for erection of 30 houses, creation of new access on to Whalley Road, new estate road, landscape servicing, replacement school car park, pick up and drop off provision, public open space, along with demolition of existing agricultural building	Land to the north of Whalley Road Hurst Green
3/2017/0155/P	Felling of 2 trees	23 Pendleton Road Wiswell
3/2016/1110/P	Erection of 5 detached two bed dwellings, access and layout of car parking	Land to the south east of Dale View Billington
3/2016/1182/P	Amendment to house type originally approved under planning permission 3/1999/0834 including en-suite bedroom in roof space, velux roof lights, garages and removal of porch to plots 7 and 8	Land off Dale View Billington
3/2016/1186/P	Erection of two bungalows and associated car parking	Land off Dale View Billington

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>
3/2015/0393 R	10/08/16	Land west of Preston Road Longridge (Grimbaldeston Farm)	Inquiry	In abeyance	Bespoke timetable
3/2016/0516 R	12/10/16	Seven Acre Bungalow Forty Acre Lane Longridge	WR		Appeal Allowed 11/01/17
3/2016/0750 R	17/11/16	24 Higher Road Longridge PR3 3SX	WR		Appeal Allowed 14/02/17
3/2016/0279 R	Awaiting start date from PINS	Dove Syke Eaves Hall Lane West Bradford BB7 3JG	LB		
3/2015/0776 R	26/01/17	Land off Lambing Clough Lane Hurst Green	Hearing	9 th May 2017	Awaiting Hearing
3/2015/0780 R (enf)	26/01/17	Timothy House Farm Whalley Road Hurst Green BB7 9QJ	Hearing	9 th May 2017	Awaiting Hearing
3/2016/0369R	30/11/16	Greengore Farm Hill Lane Hurst Green BB7 9QT	WR		Awaiting Decision
3/2016/0370 R	30/11/16	Greengore Farm Hill Lane Hurst Green BB7 9QT	WR		Awaiting Decision
3/2016/0346 R	15/02/17	30 Barker Lane Mellor BB2 7ED	WR		Awaiting Decision
3/2016/0833 R	20/01/17	Moorgate Farm, Kenyon Lane, Dinckley BB6 8AN	WR		Withdrawn by Appellant 20/03/17

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3/2016/0765 R	14/02/17	68-70 Whalley Road, Wilpshire BB1 4AF	WR		Withdrawn by Appellant 21/03/17
3/2016/0366 R	07/03/17	Freemasons Arms, Vicarage Fold, Wiswell BB7 9DF	WR		Statement Due 11/04/17
3/2016/1152 R	Awaiting start date from PINS	132 Ribchester Road, Clayton le Dale, BB1 9EE	HH		
3/2016/1067 R	Awaiting start date from PINS	Westholme, Longsight Road, Copster Green, BB1 9EU			