

Minutes of Planning and Development Committee

Meeting Date: Thursday, 13 April 2017 starting at 6.30pm
Present: Councillor S Bibby (Chairman)

Councillors:

A Brown	R Sherras
I Brown	R Swarbrick
J Rogerson	D Taylor
I Sayers	R Thompson

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

Also in attendance: Councillors R Bennett, K Hind, S Hind, P Dobson and G Scott.

685 APOLOGIES

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

686 MINUTES

The minutes of the meeting held on 16 March 2017 were approved as a correct record and signed by the Chairman.

687 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Bibby declared an interest in planning application 3/2017/0118/P and Councillor J Rogerson declared an interest in planning application 3/2016/1082/P.

688 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2016/1201/P
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

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.

(Councillor Bibby declared an interest and left the meeting.)
(Councillor Sayers took the Chair.)

2. APPLICATION REF: 3/2017/0118/P
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

Application to be DEFERRED, with further information sought in respect of the right of way/access to the rear of Beaver Close (outside the development site) and request LCC Highways revisit to look at the suitability/capability of the existing access road/junction to serve the proposed dwellings.

(Mr Barrow spoke against the above application.)
(Councillor Dobson was given permission to speak on the above application.)

(Councillor Bibby returned to the meeting and took the chair.)

3. APPLICATION REF: 3/2016/1192/P
GRID REF: SD 376346 434559

The Principal Planning Officer reported an increase in the number of persons having signed the petition, reported upon the number of surveys returned and reiterated that the development would be for starter homes or over 55's.

DEVELOPMENT DESCRIPTION:

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

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.

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

(Mr Brown spoke against the above application.)

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

4. APPLICATION REF: 3/2016/0990/P
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

WITHDRAWN

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

5. APPLICATION REF: 3/2016/1082/P
GRID REF: SD 361005 437575

The Principal Planning Officer reported upon correspondence received from the agent who disagrees with the Council's figures regarding five year supply.

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

REFUSED:

1. The proposal is consider 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.

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

(Councillor K Hind was given permission to speak on the above application.)

(Councillor Rogerson returned to the meeting).

690

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

691

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

<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 May 2017	Awaiting Hearing
3/2015/0780 R (enf)	26/01/17	Timothy House Farm Whalley Road Hurst Green BB7 9QJ	Hearing	9 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

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
3/2016/0765 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			

693 APPEALS

- a) 3/2016/0403/P – Development of land without complying with conditions subject to which a previous planning permission was granted at Davis Gate Cottage, Clitheroe Road, Dutton – appeal dismissed.

The meeting closed at 7.30pm.

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