

Minutes of Planning and Development Committee

Meeting Date: Thursday, 18 May 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Bibby	J Rogerson
I Brown	I Sayers
M French	R Sherras
B Hilton	R Swarbrick
S Hind	D Taylor
S Knox	N Walsh
G Mirfin (6.37pm)	

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

Also in attendance: Councillors K Hind and S Brunskill.

24 APOLOGIES

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

25 MINUTES

The minutes of the meetings held on 6 April and 13 April 2017 were approved as a correct record and signed by the Chairman.

26 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor D Taylor declared an interest in planning application 3/2017/0024 and Councillor R Swarbrick declared an interest in planning application 3/2017/0024.

27 PUBLIC PARTICIPATION

There was no public participation.

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

(Councillors R Swarbrick and D Taylor declared an interest in the next item of business and left the meeting)

1. APPLICATION REF: 3/2017/0024/P
GRID REF: SD 362684 433530

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF AN AGRICULTURAL BUILDING 30.48M X 50M AT SUNDERLAND HALL FARM, NIGHTFIELD LANE, BALDERSTONE

APPROVED subject to the imposition of the following condition(s):

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

REASON: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Tay/070/2223/01

Tay/070/2223/02

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

3. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the materials detailed within the submitted application forms and approved drawing Tay/070/2223/01.

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

4. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the building hereby approved shall only be used for agricultural activities in association with Sunderland Hall farm.

REASON: In order to ensure the building is used for agricultural use only and to protect the landscape quality of the open countryside in accordance with Policy EN2.

5. There shall be no deliveries or collections to/from the site (in association with transportation of grain) except between the following hours:

07:00 – 19:00 Monday to Friday;

09:00 – 17:00 Saturday, Sunday and Bank Holidays.

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

6. Notwithstanding the requirements of condition 5 of this approval, between the hours of 08:30 – 09:30 and 14:45 – 15:45 Monday to Friday inclusive, vehicles accessing and leaving the site (in association with transportation of

grain) shall not use Commons Lane and shall access/leave the site via the Woods Brow access only.

REASON: In order to protect the residential amenities of the occupiers of the nearby properties and to prevent conflict with school traffic in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

7. The number of vehicles accessing and leaving the site on any day (in association with transportation of grain) shall not exceed 24 (a cumulative total of 48 vehicle movements to and from the site).

REASON: In order to protect the residential amenities of the occupiers of the nearby properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

8. The maximum size and weight of vehicle accessing and leaving the site (in association with transportation of grain) shall not exceed a 44 tonne articulated wagon/lorry.

REASON: In order to protect the residential amenities of the occupiers of the nearby properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mrs Patterson spoke in favour of the above application. Mr Greenwood spoke against the above application).

(Councillors R Swarbrick and D Taylor returned to the meeting)

2. APPLICATION REF: 3/2017/0206
GRID REF: SD 364722 431711

DEVELOPMENT DESCRIPTION:

CREATION OF TWO VEHICULAR ACCESS POINTS AT LAND TO THE REAR OF BAY HORSE INN, OSBALDESTON LANE, BB7 2HX.

APPROVED subject to the imposition of the following condition(s):

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:

Location Plan – Drawing Number: GA/00
Proposed Site Plan – Drawing Number: GA/01

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

3. The materials to be used for the proposed gate access points as indicated on Proposed Site Plan – Drawing Number: GA/01 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

4. Prior to commencement of development including the removal of the hedgerow, no work shall be undertaken on site until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented within the first 12 months of commencement and thereafter retained.

REASON: To ensure protection/enhancement of landscaping in accordance with Policy DMG1 and DME2 of the Ribble Valley Core Strategy.

(Mr Flitcroft spoke against the above application).

3. APPLICATION REF: 3/2017/0207
GRID REF: SD 360185 437714

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING GARAGES AND ERECTION OF ONE DWELLING AT LAND OFF DAVIS STREET, LONGRIDGE PR3 3NL

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 Plans and Elevations: 5219-P01 Revision A

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

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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

4. 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 EN5 and Policies DMG1 and DME4 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 protect existing neighbouring residential amenity.

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 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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

6. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the dwelling hereby approved 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 in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- The existing outbuilding to be retained (as indicated on drawing 5219-Po1 Revision A) shall solely be used for workshop/storage purposes ancillary to the dwelling hereby approve and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify the nature of the consent hereby approved and in the interests of neighbouring residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

- 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 dwelling 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 Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

- The windows in the north and south elevations of the dwelling hereby approved indicated to be 'opaque glazed' (Drawing 5219-P01-Revision A) 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.

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

29 SECTION 106 APPLICATIONS

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

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from First Going to Committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2016/0580	Spout Farm Preston Road Longridge	12/1/17	16 weeks	34	Decision 2/5/17

30 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/0990	Outline application for erection of 18 dwellings (all matters reserved except for access)	Land to north of Ribblesdale View Chatburn
3/2017/0131	Erection of older persons bungalow within existing curtilage	St Luke's Mission Abbey Terrace, Barrow

31 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
3/2016/0279 R	11/04/17	Dove Syke Eaves Hall Lane West Bradford	LB		Statement due 16/05/17
3/2015/0776 R	26/01/17	Land off Lambing Clough Lane Hurst Green	Hearing	9/5/2017	Awaiting Hearing
3/2015/0780 R (enf)	26/01/17	Timothy House Farm Whalley Road Hurst Green	Hearing	9/5/2017	Awaiting Hearing
3/2016/0369 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Awaiting Decision
3/2016/0370 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Awaiting Decision
3/2016/0346 R	15/02/17	30 Barker Lane Mellor	WR		Awaiting Decision
3/2016/0366 R	07/03/17	Freemasons Arms Vicarage Fold Wiswell	WR		Awaiting Decision
3/2016/1152 R	27/03/17	132 Ribchester Rd Clayton le Dale	HH		Awaiting Decision
3/2016/1067 R	12/04/17	Westholme Longsight Road Copster Green	WR		Statement due 17/05/17

32 APPOINTMENT OF WORKING GROUPS

The Director of Community Services asked Committee to confirm arrangements and membership for the working groups under the remit of this Committee. This was for the Local Development Plan Working Group.

RESOLVED: That Committee approve the following membership for the Local Development Plan Working Group.

Councillors A Brown, I Sayers, R Sherras, J Rogerson, N Walsh and A Knox.

33 REPRESENTATIVES ON OUTSIDE BODIES 2017/2018

The Chief Executive submitted a report informing Members of the Outside Bodies that are under the remit of the Planning and Development Committee and their membership. There is only one on this Committee – Forest of Bowland (Area of Outstanding Natural Beauty) Advisory Committee – Councillor Rosie Elms.

RESOLVED: That the report be noted.

34 CAPITAL OUTTURN 2016/2017

The Director of Resources submitted a report reviewing the final outturn of 2016/2017 Capital Programme for Planning and Development Committee and seeking member approval for the slippage of the scheme from the 2016/2017 financial year to the 2017/2018 financial year. This was for the introduction of a planning portal link to the Planning Application System and Planning System Update. The software provider had not yet completed writing the scripts for the Planning System Update from the Engage system to Assure system so the element of the scheme could not yet be completed.

RESOLVED: That Committee approve the request for slippage of £30,200 into the 2017/.2018 financial year for the introduction of planning portal link to the Planning Application System and Planning System Update scheme.

35 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no Reports from Representatives on Outside Bodies.

The meeting closed at 7.20pm.

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