

Minutes of Planning and Development Committee

Meeting Date: Thursday, 22 June 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	G Mirfin
S Bibby	I Sayers
I Brown	R Sherras
M French	R Swarbrick
B Hilton	D Taylor
S Hind	N Walsh
S Knox	

In attendance: Director of Community Services, Head of Planning Services, Head of Regeneration and Housing, Solicitor, Senior Planning Officer and Assistant Planning Officer.

Also in attendance: Councillors G Scott and D Smith.

93 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor J Rogerson.

94 MINUTES

The minutes of the meeting held on 18 May 2017 were approved as a correct record and signed by the Chairman.

95 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Bibby declared an interest in planning application 3/2017/0118/P.

96 PUBLIC PARTICIPATION

The Chairman welcomed Dr Forrester, Chairman of Hothersall Parish Council who spoke on Agenda item number 8, Housing and Economic DPD – Regulation 19 Response and Proposed Submission. He expressed the concern of Hothersall Parish Council about the allocation of employment land at Higher College Farm, Hothersall in the Housing and Economic DPD.

In their opinion it is an inappropriate location on minor roads and that the increased traffic this will bring will only add to already congested road network. He asked Committee to reconsider this allocation.

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

1. APPLICATION REF: 3/2017/0103
GRID REF: SD 368909 436238

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND TO CAMPING FACILITY FOR EIGHT CAMPING PODS AND ASSOCIATED CAR PARK AND LANDSCAPING (RESUBMISSION OF APPLICATION 3/2016/0833) AT LAND AT MOORGATE FARM KENYON LANE LANGHO BB6 8AN

The Head of Planning Services informed Committee that the Management Plan had been received and would therefore require an amendment to condition 11.

APPROVED subject to the following conditions:

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

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

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

Bre/096/2239/02/Rev.D (Location Plan and Parking Detail Plan)

MGF/LP/001 (Landscape Proposals)

MGF/LP/002 (Wider Landscape Proposals)

Bre/096/2239/05 (Refuse Store – Proposed Plans and Elevations)

401 (Elevations 01, 02, 03 & 04)

201 (Floor Plan)

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

3. The camping pods hereby approved shall be faced with timber as detailed on the approved plans and shall be retained as such in perpetuity.

REASON: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy.

4. The approved landscaping scheme (dwg nos. MGF/LP/001 and MGF/LP/002) shall be implemented in the first planting season following completion of the development and shall be maintained thereafter in accordance with the approved management plan. 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: In the interests of the amenity of the area and to comply with Policies DMG1 and EN2 of the Core Strategy.

5. Hard landscaping (ground surfacing materials) of the site shall be completed in accordance with the approved plans and shall comprise materials as specified in the email from Gary Hoerty Associates dated 31 May 2017 which states that the pod bases, the car park area and footpaths are to be surfaced with clean grey limestone gravel. The works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

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.

6. Notwithstanding the details shown on the approved plans, the timber bin store shall feature a dark stain and shall be completed prior to first use of the development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMB3 of the Ribble Valley Core Strategy.

7. No part of the development shall be brought into use until works for the drainage/disposal of foul water from the development have been completed in accordance with approved plans ref: Bre/096/2239/02/Rev.D.

REASON: To ensure a satisfactory means of drainage in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. The development hereby permitted shall be carried out in complete compliance with the recommendations and mitigation measures in Section 7 of the Ecological Appraisal by Envirotech (report reference 3670) that was submitted with the application.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed, and in order to comply with the requirements of Policy DME3 of the Ribble Valley Core Strategy.

9. During the construction period all trees/hedgerows within influencing distance of the development shall be protected with a root protection area in accordance with the BS5837 [Trees in Relation to Construction].

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

10. No external lighting shall be installed at any part of the development unless a further planning permission has first been granted in respect thereof.

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

11. Unless otherwise agreed in writing with the Local Planning Authority, the site shall be operated in strict accordance with the site management plan (Ref BRE096/2239CS received on 19 June 2017) at all times.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area and to safeguard where appropriate neighbouring residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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

REASON: To ensure adequate parking is available within the site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

13. The camping pods hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

REASON: For the avoidance of doubt and ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of the consent sought in accordance with Policies DMG1, DMG2, DMB3 and Key Statements EC1 of the Ribble Valley Core Strategy.

14. 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 camping pods hereby approved shall only be used as holiday accommodation and for no other purpose, including any other purpose within Use Class C3.

REASON: For the avoidance of doubt, and to avoid an over-intensive use and to ensure that the development remains compatible with the character of the area and the intensity and frequency of usage remains proportionate to

the use hereby approved in accordance with Policies DMG1, EC1, DME2, DMB1 and DMB3 of the Ribble Valley Core Strategy.

(Mr Hoerty spoke in favour of the above application. Mrs Eccles spoke against the above application.)

Councillor Bibby declared an interest in the next item of business and left the meeting.

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

MINDED TO REFUSE and to report back to Planning and Development Committee with appropriate reasons. The reasons to include highway safety and residential amenity.

(Mr Barrow spoke against the above application.)

Councillor Bibby returned to the meeting.

3. APPLICATION REF: 3/2017/0262/P
GRID REF: SD 374128 441359

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS FROM PLANNING PERMISSION 3/2015/0943 TO ALLOW APPROVAL OF UNAUTHORISED WORK, INCLUDING CONDITIONS 2 (SUBSTITUTION OF AMENDMENTS TO APPROVED PLANS), 3 (EXTERNAL EXTRACTION, AIR CONDITIONING AND VENTILATION), 4 (EXTERNAL MATERIALS), 5 (STORAGE AND DISPOSAL OF WASTE), 6 (SERVICING AND DELIVERIES) 8 (CONSTRUCTION METHOD STATEMENT), 9 (SITE ACCESS AND HIGHWAY IMPROVEMENT WORKS), 11 (CAR PARKING), 12 (FRAMEWORK TRAVEL PLAN), 13 (PERSONNEL DOORS AND SERVICE YARD GATES), 16 (CONTAMINATED LAND), 19 (NOISE MITIGATION), 20 (OPERATIONAL NOISE LEVELS), 21 (LIGHTING SCHEME), 22 (LIGHTING IN WEAVING SHED) AND 24 (GLAZING SYSTEM AND ROOF CONSTRUCTION OF WEAVING SHED). REMOVAL OF CONDITIONS 17 AND 18 FROM PLANNING PERMISSION 3/2015/0943 (DRAINAGE SCHEME, MAINTENANCE AND MANAGEMENT PLAN) AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services reported upon another resident objection and meetings that had taken place with the Highway Authority and the lead Flood Risk Authority. The lead Flood Risk Authority were willing to withdraw their objection but would require amendments to conditions 17 and 18. The Highway Authority would require amendments to condition 10 with regard to a Section 178 Agreement to move the pedestrian crossing.

APPROVED subject to the following conditions:

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

14/59 00	Location Plan	B
14/59 Ex 0	Existing Site Plan	C
14/59 Ex 1	1823 Spinning Mill - Existing Ground Floor Plan	B
14/59 Ex 2	1823 Spinning Mill - Existing First Floor Plan	B
14/59 Ex 3	1823 Spinning Mill - Existing Second Floor Plan	B
14/59 Ex 4	1823 Spinning Mill - Existing Third Floor Plan	B
14/59 Ex 5	New Mill - Existing Ground Floor Plan	B
14/59 Ex 6	New Mill - Existing First Floor Plan	B
14/59 Ex 7	New Mill - Existing Second Floor Plan	B
14/59 Ex 8	New Mill - Existing Third Floor Plan	B
14/59 Ex 9	Weaving Shed - Existing Ground Floor Plan	B
14/59 Ex 10	Weaving Shed - Existing Roof Plan	B
14/59 Ex 20	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 21	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 22	New Mill - Existing Elevations 1/2	B
14/59 Ex 23	New Mill - Existing Elevations 2/2	B
14/59 Ex 24	Weaving Shed - Existing Elevations 1/1	B
14/59 PL 01	Overall Site Plan (Amended plan received on 15/05/17)	I
14/59 PL 02	Boundary Treatments and External Works 1/2	C
14/59 PL 03	Boundary Treatments and External Works 2/2	D
14/59 PL 10	1823 Spinning Mill - Proposed Ground Floor Plan	D
14/59 PL 11	1823 Spinning Mill - Proposed First Floor Plan	C
14/59 PL 12	1823 Spinning Mill - Proposed Second Floor Plan	C
14/59 PL 13	1823 Spinning Mill - Proposed Third Floor Plan	C
14/59 PL 14	1823 Spinning Mill - Proposed Roof Plan	C
14/59 PL 15	1823 Spinning Mill - Ground Floor Demolition Alteration and Drainage Plan	B
14/59 PL 16	1823 Spinning Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 17	1823 Spinning Mill - Second Demolition, Alteration and Drainage Plan	B
14/59 PL 18	1823 Spinning Mill - Partition / Lining Details	B
14/59 PL 20	New Mill - Proposed Ground Floor Plan	D
14/59 PL 21	New Mill - Proposed First Floor Plan	D
14/59 PL 22	New Mill - Proposed Second Floor Plan	C
14/59 PL 23	New Mill - Proposed Third Floor Plan	C
14/59 PL 24	New Mill - Proposed Roof Plan	C
14/59 PL 25	New Mill - Ground Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 26	New Mill - First Floor Demolition, Alteration and Drainage Plan	B

14/59 PL 27	New Mill - Second Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 28	New Mill - Third Floor Demolition and Alteration Plan	B
14/59 BR 30	Weaving Shed - Proposed Ground Floor Plan	G
14/59 BR31	Weaving Sheds Woone Lane Level	D
14/59 BR 32	Weaving Shed - Proposed First Floor Plan	C
14/59 PL 32	Weaving Shed - Roof Plan	C
14/59 PL 33	Weaving Shed - Ground Floor Demolition and Alterations Plan	B
14/59 T10	Weaving Shed- Elevation	D
14/59 T10	Weaving Shed- Proposed Elevations	E
Drawings 09,10,11	Section Details Holmes Mill	
14/59 SKPL3	Proposed Site and Access Plan	B

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

2. All external extraction, air conditioning and ventilation equipment shall be installed in complete accordance with the approved details prior to the units being brought into use.

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

3. Only those external materials and surfacing materials as approved under condition 2 shall be used in the development.

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

4. The plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles as approved under condition 2, shall be implemented concurrently with the development and thereafter retained. No part of the development unless otherwise agreed by the LPA shall be occupied until the agreed provision is completed and made available for use.

REASON: In order that the Council may be satisfied that adequate provision for the storage and collection of waste will be provided on site in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Servicing and deliveries shall take place in accordance with the approved management plan (Croft Transport Solution's Transport Report dated March 2017) at all times unless otherwise agreed in writing by the local planning authority. The agreed scheme shall be implemented and maintained whilst the use remains in operation. Other than in the case of an emergency, the accesses on Woone Lane and Greenacre shall not be used for servicing during the hours of 0830 – 0900 and 1500-1545 on weekdays during school term time.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

6. The development hereby approved shall be undertaken in accordance with the approved 'Phase 1 Construction Method Statement', 'Phase 2 Construction Method Statement' and 'Phase 3 Construction Method Statement'.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

7. Within 6 months of the grant of planning permission, the site access and required, off-site highway improvement works shall have been constructed in accordance with the approved details as set out in Croft Transport Solution's Transport Report dated March 2017.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

8. The car parking identified on the approved plans as referred to in condition 2 shall be appropriately surfaced or paved in accordance with the approved details. Unless otherwise agreed by the LPA the spaces shall be available for use before the development hereby approved is first brought into use.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

9. The Framework Travel Plan (included within Croft Transport Solution's Transport Report dated March 2017) hereby approved shall be implemented in accordance with these agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy adopted version.

10. Prior to the creation of any new access points on to Woone Lane and within 2 months of the existing unauthorised ramp access serving the brewery, the developer shall enter into a Section 278 Agreement with Lancashire County Council at their cost that will create a new pedestrian crossing facility and additional waiting restrictions. Further details which shall include the opening mechanism of the new delivery access door and the fire escape door shown on drawing 14/59/PL01REVI shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety and visual amenity and to comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

11. The development hereby approved shall be carried out in accordance with E3P Ltd's Phase II Site Investigation Scheme Report Ref: 10-566-r2 dated February 2016.

Once works commence, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A competent person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

12. Unless otherwise agreed in writing by the Local Planning Authority, prior to the proposed development being brought into use, all remedial works to limit noise from the site shall be carried out, in accordance with the Noise Assessment by Miller Goodall dated January 2015.

REASON: To protect the amenities of occupiers of nearby properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

13. All fixed plant and equipment used within the development should be designed to give a rating level (as defined in BS4142:2014) no greater than 5dB above the night time LAF90(5min) or the daytime LAF90 (1 hour) whichever is the most appropriate, when measured 4 metres from the nearest residential properties. The plant noise emission limits shall not exceed:-

- Day: 48 dB LAeq
- Night: 33 dB LAeq

Following substantial completion of the development hereby approved or before 31 December 2018, whichever comes sooner, an assessment (including tonal assessment) of the operational noise levels shall be submitted to the Local Planning Authority with recommendations and a programme of works and timings to comply with the above limits and attenuate any specific tones as identified. The approved recommendations shall be carried out within the approved timescale.

REASON: To protect the amenities of occupiers of nearby properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

14. Unless otherwise agreed in writing by the Local Planning Authority, only those approved external lighting details included in Oldfield Lighting's report ref. 16.071.01 Rev B may be used in the development.

REASON: To protect the amenities of occupiers of nearby properties from excessive light pollution and visual amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

15. Prior to occupation of the weaving shed a detailed lighting specification, including luminance levels, for the glazing to the weaving shed shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall demonstrate how the illuminance of the glazed area will be minimised during nocturnal hours and shall include the accurate modelling of potential light spill. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

16. The glazing system and roof of the weaving shed shall be constructed in strict accordance with the approved details as shown on the drawings included in condition 2 of this consent and only those approved details shall form part of the proposed development.

REASON: In the interests of the amenities of the area, to minimise light pollution and to safeguard adjacent residential amenity and to comply with Policies DMG1 and DME4 of the Ribble Valley Core Strategy Adopted Version.

17. Within three months of the date of grant of planning permission, details of the design and implementation of an appropriate surface water drainage scheme shall be submitted to and approved in writing by the local planning authority, in consultation with the Lead Local Flood Authority.

As a minimum, those details shall include:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change – see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;

- b) The drainage scheme should demonstrate that the post development surface water run-off rate will not exceed the existing pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Details of any works required on or off-site to ensure the adequate discharge of surface water without causing flooding or pollution (which should include the refurbishment or removal of any existing watercourses, culverts, headwalls or unused culverts where relevant);
- d) Overland flow routes and flood water exceedance routes, both on and off site. For the avoidance of doubt, overland flow routes and flood water exceedance routes must be directed away from properties and critical infrastructure, and surface water from the development site must be contained within the red line boundary;
- e) A timetable for implementation, including phasing where applicable;
- f) Details of water quality controls, where applicable.

The scheme shall be fully implemented and subsequently maintained in accordance with the approved details prior to the completion of the development. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that water quality is not detrimentally impacted by the development proposal.

18. Within three months of the date of grant of planning permission, details of an appropriate management and maintenance plan for the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority, in consultation with the Lead Local Flood Authority.

As a minimum, those details shall include:

- a) the arrangements for adoption by an appropriate public body / statutory undertaker, or the arrangements for management and maintenance by a property management company;
- b) the arrangements concerning appropriate funding mechanisms for the on-going management and maintenance of all elements of the surface water drainage scheme, including any mechanical components. This shall include the following details:
 - i. on-going inspections relating to performance and asset condition assessments
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any

other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to the completion of the development. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

REASON: To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development and to reduce the flood risk to the development as a result of inadequate maintenance. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

NOTE

The applicant is advised that this permission should also be read in conjunction with 3/2015/0943 dated 20 April 2016.

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

4. APPLICATION REF: 3/2017/0268/P
GRID REF: SD 374128 441359

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS FROM LISTED BUILDING CONSENT 3/2015/0944 TO ALLOW APPROVAL OF UNAUTHORISED WORK, INCLUDING CONDITIONS 2 (SUBSTITUTION OF AMENDMENTS TO APPROVED PLANS), 3 (WEAVING SHED ROOF AND GLAZING), 5 (EXTRACTION, AIR-CONDITIONING AND VENTILATION), 6 (EXTERNAL MATERIALS). REMOVAL OF CONDITIONS 4 (SECTIONS) AND 7 (METHOD STATEMENT FOR RESTORATION OF ENGINE) FROM LISTED BUILDING CONSENT 3/2015/0944 AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services reported that the plan numbering would need to match up to the previous application.

APPROVED subject to the following conditions:

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

14/59 00	Location Plan	B
14/59 Ex 0	Existing Site Plan	C
14/59 Ex 1	1823 Spinning Mill - Existing Ground Floor Plan	B
14/59 Ex 2	1823 Spinning Mill - Existing First Floor Plan	B
14/59 Ex 3	1823 Spinning Mill - Existing Second Floor Plan	B
14/59 Ex 4	1823 Spinning Mill - Existing Third Floor Plan	B
14/59 Ex 5	New Mill - Existing Ground Floor Plan	B
14/59 Ex 6	New Mill - Existing First Floor Plan	B
14/59 Ex 7	New Mill - Existing Second Floor Plan	B
14/59 Ex 8	New Mill - Existing Third Floor Plan	B
14/59 Ex 9	Weaving Shed - Existing Ground Floor Plan	B
14/59 Ex 10	Weaving Shed - Existing Roof Plan	B
14/59 Ex 20	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 21	1823 Spinning Mill - Existing Elevations 1/2	B
14/59 Ex 22	New Mill - Existing Elevations 1/2	B
14/59 Ex 23	New Mill - Existing Elevations 2/2	B
14/59 Ex 24	Weaving Shed - Existing Elevations 1/1	B
14/59 PL 01	Overall Site Plan (Amended plan received on 15/05/17)	I
14/59 PL 02	Boundary Treatments and External Works 1/2	C
14/59 PL 03	Boundary Treatments and External Works 2/2	D
14/59 PL 10	1823 Spinning Mill - Proposed Ground Floor Plan	D
14/59 PL 11	1823 Spinning Mill - Proposed First Floor Plan	C
14/59 PL 12	1823 Spinning Mill - Proposed Second Floor Plan	C
14/59 PL 13	1823 Spinning Mill - Proposed Third Floor Plan	C
14/59 PL 14	1823 Spinning Mill - Proposed Roof Plan	C
14/59 PL 15	1823 Spinning Mill - Ground Floor Demolition Alteration and Drainage Plan	B
14/59 PL 16	1823 Spinning Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 17	1823 Spinning Mill - Second Demolition, Alteration and Drainage Plan	B
14/59 PL 18	1823 Spinning Mill - Partition / Lining Details	B
14/59 PL 20	New Mill - Proposed Ground Floor Plan	D
14/59 PL 21	New Mill - Proposed First Floor Plan	D
14/59 PL 22	New Mill - Proposed Second Floor Plan	C
14/59 PL 23	New Mill - Proposed Third Floor Plan	C
14/59 PL 24	New Mill - Proposed Roof Plan	C
14/59 PL 25	New Mill - Ground Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 26	New Mill - First Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 27	New Mill - Second Floor Demolition, Alteration and Drainage Plan	B
14/59 PL 28	New Mill - Third Floor Demolition and Alteration Plan	B
14/59 BR 30	Weaving Shed - Proposed Ground Floor Plan	G
14/59 BR31	Weaving Sheds Woone Lane Level	D
14/59 BR 32	Weaving Shed - Proposed First Floor Plan	C
14/59 PL 32	Weaving Shed - Roof Plan	C
14/59 PL 33	Weaving Shed - Ground Floor Demolition and Alterations Plan	B
14/59 T10	Weaving Shed- Elevation	D
14/59 T10	Weaving Shed- Proposed Elevations	E
Drawings 09,10,11	Section Details Holmes Mill	
14/59 SKPL3	Proposed Site and Access Plan	B

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

2. All external extraction, air conditioning and ventilation equipment shall be installed in complete accordance with the approved details prior to the units being brought into use.

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

3. Only those external materials and surfacing materials as approved under condition 2 shall be used in the development.

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

4. The glazing system and roof of the weaving shed shall be constructed in strict accordance with the approved details as shown on the drawings included in condition 2 of this consent and only those approved details shall form part of the proposed development.

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

5. This proposal shall relate to the details submitted with the application which include the retention of the engine wheel and its maintenance in a condition agreed by a scheme submitted to the LPA within 6 months of the date of this permission.

REASON: To safeguard historic fabric in accordance with Policies DMG1 and DME4 of the Core Strategy Adopted Version.

NOTE

The applicant is advised that this permission should also be read in conjunction with 3/2015/0944 dated 19 April 2016.

5. APPLICATION REF: 3/2017/0270/P
GRID REF: SD 374218 441430

DEVELOPMENT DESCRIPTION:

CREATION OF NEW VEHICULAR AND PEDESTRIAN ACCESS AND AREA OF ADDITIONAL CAR PARKING ASSOCIATED WITH THE ADJACENT HOLMES MILL DEVELOPMENT AT 62 MOOR LANE, CLITHEROE

The Head of Planning Services reported upon a meeting that had taken place with the lead Flood Authority who were now willing to withdraw their objection but required additional conditions adding.

DEFERRED AND DELEGATED to the Director of Community Services subject to satisfactory resolution relating to drainage and flooding concerns and highway issues in consultation with the Statutory Consultees and the following conditions as well as any appropriate conditions in relation to flood, drainage highway issues:

Time Limit

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

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

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:

14.59 Ex 0	Location Plan	A
14/59 PL01	Proposed Site Plan (Amended 12/04/17)	H
14/59 SK10	Ramp Access Plan (Amended 12/04/17)	A
14/59 SKPL3	Proposed Site and Access plan (26/05/17)	B

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

3. The new parking area shall be used solely for the purpose of Holmes Mill and prior to commencement of use a detailed scheme showing a car parking management regime shall be submitted to and agreed in writing by the LPA and thereafter implemented.

REASON: In the interest of highway safety and to comply with Policies DMG1 of the Core Strategy.

4. Drainage and Flood and any additional highway related conditions as deemed appropriate following further consultation responses.

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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

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2016/1185/P	Outline planning application with all matters reserved except access for demolition of existing structures and construction of up to 50 dwellings (Class C3) with associated parking and landscaping	Former Clitheroe Hospital Chatburn Road Clitheroe
3/2017/0187/P	Proposed new dwelling on site of Primrose Dairy (adjacent 11-13 Railway View Road)	Primrose Dairy Railway View Road Clitheroe
3/2017/0243/P	Proposed erection of single storey extension to rear and single storey extension to side	Lower Clerk Hill Clerk Hill Road Whalley
3/2017/0244/P	Modification of S106 Agreement dated 16 November 2016 (qualifying permission 3/2015/0652) to allow substitution of plan approved under planning permission 3/2016/1140	Land to the south west of Montgomerie Gardens Clitheroe
3/2017/0277/P	Conversion of barn to one dwelling including demolition of existing farm buildings	Morton House Birdy Brow Clitheroe
3/2017/0300/P	Application for retention of historic unauthorised amendments to development approved under planning permission 3/2007/0619	Dugdale Nutrition Ltd Bellman Mill Lincoln Way Clitheroe
3/2017/0304/P	Application to determine whether planning permission is needed for a proposed two storey rear extension	11 Victoria Court Chatburn
3/2017/0344/P	Removal of condition 3 (unit of accommodation approved shall not be let or occupied by any one person or group of persons for continued period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation) from 3/2005/0565	Height Horton Green Farm Knott Lane Horton-in-Craven
3/2017/0381/P	Request for screening opinion for Embedded Electricity Generation consisting of natural gas fuelled internal combustion engines rotating alternators in an agricultural building 50m x 30m within a mesh security fence around the perimeter of the site. Facility to connect directly into an existing Electricity North West pole within the site curtilage.	Land at Club Farm Off Pimlico Road Clitheroe

<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 Fm)	Inquiry	In abeyance	Bespoke timetable
3/2016/0279 R	11/04/17	Dove Syke Eaves Hall Lane West Bradford	WR		Awaiting Decision
3/2015/0776 R	26/01/17	Land off Lambing Clough Lane Hurst Green	Hearing	9/5/17	Appeal Dismissed 18/05/17
3/2015/0780 R (enf)	26/01/17	Timothy House Farm Whalley Road Hurst Green	Hearing	9/5/17	Appeal Dismissed 18/05/17
3/2016/0369R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Partially Allowed, Partially Dismissed 15/05/17
3/2016/0370 R	30/11/16	Greengore Farm Hill Lane Hurst Green	WR		Partially Allowed, Partially Dismissed 15/05/17
3/2016/0346 R	15/02/17	30 Barker Lane Mellor	WR		Appeal Allowed 05/05/17
3/2016/0366 R	07/03/17	Freemasons Arms Vicarage Fold Wiswell	WR		Appeal Allowed 16/05/17
3/2016/1152 R	27/03/17	132 Ribchester Rd Clayton le Dale	HH		Appeal Dismissed 12/05/17
3/2016/1067 R	12/04/17	Westholme Longsight Road Copster Green	WR		Awaiting Decision
3/2017/0088 R	Awaiting start date from PINS	1 and 2 Abbeycroft The Sands Whalley			

<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>
3/2017/0039 R	Awaiting start date from PINS (invalid as no grounds of appeal submitted)	18 Netherwood Gdns Brockhall Village Langho			
3/2017/0272 R	Awaiting start date from PINS	Ribble View Barn Alston Lane Longridge			
3/2016/1196 R	Awaiting start date from PINS	Lower Standen Fm Whalley Road Pendleton			
3/2016/0708 R	Awaiting start date from PINS (invalid – no Statement of Common Ground submitted)	The Dog & Partridge Public House Tosside			
3/2016/0709 R	Awaiting start date from PINS (invalid – no Statement of Common Ground submitted)	The Dog & Partridge Public House Tosside			

101 PUBLIC PARTICIPATION AT PLANNING COMMITTEE

The Chief Executive submitted a report for Members to reconsider the public participation scheme with particular reference to speakers on individual planning applications. It has been brought to our attention that the majority of Council's in Lancashire operate their public participation system with the objector speaking first followed by the Applicant or Agent.

Members discussed this issue and felt that the current system worked well and that there was no reason to change it. It was also felt that it was important to engage the public as much as possible.

RESOLVED: That Committee agree to keep the order in which the speakers participate on planning applications as they are currently, without any changes.

HOUSING LAND MONITORING

The Chief Executive submitted a report providing Members with key information on the results of the most recent housing land availability survey which has a base date of 31 March 2017. The report outlined the overall requirements and the completions. He went on to explain that in requiring local authorities to maintain a five year supply of specific deliverable sites against the requirement of 280 per annum, NPPF requires the addition of a buffer of 5% to ensure choice and competition in the market for land. Where there had been a record of persistent under delivery of housing, NPPF requires that the buffer should be increased to 20% to provide a realistic prospect of achieving the plan supply. The buffer is not in addition to the overall requirement of 5,600 dwellings but is part of the 5,600 moved forward from later in the plan period.

Whilst ONS have yet to publish the data for 2016/17 the Council's own monitoring information shows that completions exceeded the annualised requirement of 280 dwellings for the 3 year period. In this situation under the housing delivery test proposed to be introduced by Government the 20% buffer would not apply and Ribble Valley would be defined as a 5% authority for the purposes of addressing the requirements of NPPF. Hence it was considered appropriate to use the 5% buffer in the light of the definitions the test establishes. The matter would be kept under review as the white paper progresses and its proposals are introduced. On this basis the Council can demonstrate a 5.73 year supply. It was noted that this represents a position at a specific point in time and the situation changes constantly as permissions are implemented, new permissions are granted and schemes amended. The next survey was scheduled to take place at the end of September 2017.

RESOLVED: That Committee endorse the findings of the study and agree that the Council applies the 5% buffer in accordance with Paragraph 47 of the NPPF and that the calculation of housing land supply, as set out in the report, be adopted for the purposes of monitoring and decision making.

HOUSING AND ECONOMIC DEVELOPMENT PLAN DOCUMENT – REGULATION 19 RESPONSE AND PROPOSED SUBMISSION

The Chief Executive submitted a report setting out information and issues to be considered arising from the Regulation 19 Consultation on the draft DPD and asking Committee to confirm the approach to any changes arising and agree the submission of the DPD to the Secretary of State.

He reminded Committee that the Council had recently completed the formal Regulation 19 Consultation stage in preparing its HEDPD for the borough. The Consultation had generated responses on a limited number of issues and at this stage in the process it was not anticipated that substantive amendments were necessary. A number of points of technical accuracy had been identified and suggested refinements to the wording to improve clarity and understanding.

The Council was now moving towards submission stage in the plan making process which triggers the start of the Examination stage. The report included a

summary schedule of responses made to the consultation which could be broadly broken down into:

- general responses from consultative bodies/organisations;
- responses to employment land – in particular land a Higher College Farm, Longridge;
- housing land allocations: Wilpshire;
- housing land allocations: Mellor;
- general queries criticising lack of 5 year land supply and flexibility in the plan;
- promotion of specific sites by landowners/agents;
- a number of detailed points around open spaces and definition of settlement boundaries.

An updated response summary was circulated for Committee's information along with identified changes that would be made. The Head of Regeneration and Housing also gave Committee an overview of sites that had been submitted as alternatives but that would not be adopted at this stage.

Subject to the consideration of any proposed changes by this Committee, ratification would follow by Full Council which would then able the HEDPD to be formally submitted for examination to the Secretary of State. It would then be usual for a Hearing to take place once an Inspector had been appointed where people wishing to attend the hearings could do so.

RESOLVED: That Committee

1. note the matters raised in the Summary of Representations as circulated at the meeting and agree that the consideration of any resultant proposed amendments be delegated to the Chief Executive in consultation with the Chair and Vice-Chair of Planning and Development Committee and the Development Plan Working Group and that any proposed amendments be published for 6 weeks' public consultation;
2. agree that the submission HEDPD be comprised of the published Regulation 19 document as amended by the agreed changes and that a composite document be prepared as the submission HEDPD as soon as practicable; and
3. that subject to confirmation by Full Council on 11 July 2017 and having prepared the necessary submission documents in accord with the relevant Regulations, the HEDPD as amended, be submitted to the Secretary of State for formal examination as soon as possible.

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LOCAL VALIDATION REQUIREMENTS LIST

The Director of Community Services submitted a report for Committee's information updating Members of the validation criteria relating to planning applications and the creation of a local list which clearly identify the validation requirements for all planning application types.

RESOLVED That the report be noted.

105 APPEALS

- a) 3/2016/0346/P – Erection of two detached houses following demolition of existing house at 30 Barker Lane, Mellor, BB2 7ED – appeal allowed.
- b) 3/2016/1152/P – Single storey rear extension and dormer conversion to a detached house at 132 Ribchester Road, Clayton-le-Dale, BB1 9EE – appeal dismissed.
- c) 3/2016/0369/P and 3/2016/0370/P – Extension to link Grade II listed Greengore with Grade II Listed Camping Barn with limited internal alterations at Greengore Farm, Hill Lane, Hurst Green – appeals allowed.
- d) 3/2016/0366/P – Single storey extension to kitchen and the change of use of 4 and 6 Vicarage Fold from 2 dwellings to 4 lettings bedrooms at Freemasons Arms, Vicarage Fold, Wiswell – appeal allowed.
- e) Appeals A and B against enforcement notices at Timothy House Farm, Whalley Road, Hurst Green – both appeals dismissed.

Appeal C – 3/2015/0780/P – Retrospective application for the siting of a static caravan on land at Timothy House Farm for use as a temporary farm workers' dwelling – appeal dismissed.

Appeal D – 3/2015/0776/P – Outline application for construction of a permanent farm workers' dwelling at Timothy House Farm – appeal dismissed.

- f) Appeal for costs made by Ribble Valley Borough Council against Mr & Mrs Nutter, Timothy House Farm – application for award of costs refused.

106 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 8.07pm.

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