

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 27 July 2017 starting at 6.30pm  
Present: Councillor A Brown (Chairman)

Councillors:

I Brown	S Knox
S Brunskill	I Sayers
P Dobson	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh

In attendance: Head of Regeneration and Housing, Head of Legal and Democratic Services, Principal Planning Officer x 2.

Also in attendance: Councillors D Smith, K Hind and P Elms.

### 161 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson and J Rogerson.

### 162 MINUTES

The minutes of the meeting held on 22 June 2017 were approved as a correct record and signed by the Chairman.

### 163 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

There were no declarations of pecuniary and non-pecuniary interest.

### 164 PUBLIC PARTICIPATION

There was no public participation.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. 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

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.

(Mr Conway spoke in favour of the above application. Councillor S Hirst spoke against the above application).

2. APPLICATION REF: 3/2017/0570  
GRID REF: SD 360349 437432

DEVELOPMENT DESCRIPTION:

PROPOSED ARCH AT THE ENTRANCE TO TOWNELEY GARDENS

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 drawings:

Site Location Plan  
LTC/CP/01  
LTC/ESP/01  
Long/Arch/01/A

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

3. APPLICATION NO: 3/2017/0317/P  
GRID REF: SD 361763 437185

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR EMPLOYMENT FLOORSPACE (USE CLASSES B1, B2 AND B8) AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND SERVICES INFRASTRUCTURE WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND SOUTH OF BLACKBURN ROAD HOTHERSALL PR3 2YY

(The Principal Planning Officer informed Committee of an amendment to proposed condition 10, and reported on further letters of objection and two further representations received from Hothersall Parish Council).

DEFERRED for officers to obtain further information on all aspects including information on uses, highways issues, incorporating the cumulative impact of this and the adjacent application, from the County Surveyor, the impact of noise, pollution and other environmental factors on Hillside Specialist School and its pupils, and for the application to be brought back to Committee to be considered on its own merits.

(Councillors D Smith and K Hind were given permission to speak on the above application).

(Mr Greenwood spoke in favour of the above application. Dr Forrester spoke against the above application).

165 APPEALS

- a) 3/2016/0279 – Listed Building Consent for replacement of existing windows and porch door with a suitable timber alternative. Proposed materials: Residence 9 Flush casement window system and Residence 9 Solidor composite door at Dove Syke, Eaves Hall Lane, West Bradford – appeal dismissed.
- b) 3/2016/1067 – Demolition of existing dwelling and garage. Provide new detached dwelling with linked annex and garage at Westholme, Longsight Road, Copster Green – appeal dismissed.
- c) Appeal against application for costs by Ribble Valley Borough Council – land at 68-70 Whalley New Road, Wilpshire – costs application succeeds and a full award of cost is made.

166 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

167 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 Agent	Applicants

168 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0246	Change of use from one residential dwelling to 3 residential flats	29 Woone Lane Clitheroe
3/2017/0294	Conversion of former Punch Bowl Inn into 5 holiday lets and café including demolition and extension – creation of new caravan park with 15 caravans	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0295	Conversion of former Punch Bowl Inn into 5 holiday lets and café including demolition and extension – creation of new caravan park with 15 caravans	Former Punch Bowl Inn Longridge Road Hurst Green
3/2017/0346	Erection of 3 detached houses (alternative to previously approved applications of 3/2015/0759 and 3/2015/0167)	Land off Mill Lane Gisburn
3/2017/0359	Temporary planning permission (from 24/5/17 – 24/8/17) for a canvas marquee structure for 3 summer events	Foxfield Farm Whalley Road Hurst Green



<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0422	Three, 3 bedroom dwellings with private garages and parking, including new pedestrian vehicular access off Primrose Road and associated external landscaping work	Rear of 30 Beverley Drive Clitheroe
3/2017/0455	Application for a lawful development certificate for a proposed single storey rear extension	Hillside, Barker Lane Clayton le Dale

169 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	WR		Appeal Dismissed 03/07/17
3/2016/1067 R	12/04/17	Westholme Longsight Road Copster Green	WR		Appeal Dismissed 06/07/17
3/2017/0088 R	03/07/17	1 and 2 Abbeycroft The Sands, Whalley	WR		Statement due 07/08/17
3/2017/0039 R	Awaiting start date from PINS (invalid as no grounds of appeal submitted)	18 Netherwood Gardens Brockhall Village Langho	WR (to be confirmed)		
3/2017/0272 R	08/06/17	Ribble View Barn Alston Lane, Longridge	WR		Statement due 13/07/17
3/2016/1196 R	03/07/17	Lower Standen Farm Whalley Road Pendleton	WR		Statement due 07/08/17
3/2016/0708 R	10/07/17	The Dog and Partridge Tosside	Hearing	05/09/17	Statement due 14/08/17
3/2016/0709 R	10/07/17	The Dog and Partridge Tosside	Hearing	05/09/17	Statement due 14/08/17

<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>
3/2017/0029 R	Awaiting start date from PINS (appeal sent by post)	Field at Hellifield Road Gisburn	WR (to be confirmed)		
3/2017/0045 R	Awaiting start date from PINS	Newton Hall Newton in Bowland	WR (to be confirmed)		
3/2016/0765 Costs application	Appeal withdrawn by appellant, but application for costs made by RVBC	68-70 Whalley New Road Wilpshire			Costs awarded to RVBC 04/07/17
3/2016/1202 R	Awaiting start date from PINS	Barn within the grounds of Greengore Farm	WR (to be confirmed)		
3/2017/0192 R	Awaiting start date from PINS	Countess Hey Elmridge Lane Chipping	WR (to be confirmed)		
3/2017/0308 R	Awaiting start date from PINS	Fields Farm Barn Back Lane, Chipping	WR (to be confirmed)		

The meeting closed at 7.15pm.

If you have any queries on these minutes please contact Colin Hirst (414503).