

Minutes of Planning and Development Committee

Meeting Date: Thursday, 28 September 2017 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Knox
I Brown	J Rogerson
S Brunskill	I Sayers
P Dowson	R Sherras
M French	R Swarbrick
G Geldard	D Taylor
S Hind	N Walsh

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

Also in attendance: Councillors K Hind, M Fenton and G Mirfin (from 7pm).

291 APOLOGIES

There were no apologies for absence from the meeting.

292 MINUTES

The minutes of the meeting held on 31 August 2017 were approved as a correct record and signed by the Chairman.

293 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor G Geldard declared an interest in planning application 3/2017/0573, Councillor J Rogerson declared an interest in planning application 3/2017/0664 and Councillor I Sayers declared an interest in planning applications 3/2017/0679 and 0680.

294 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2017/0664
GRID REF: SD 362738 441027

DEVELOPMENT DESCRIPTION:

ERECTION OF A WORKING NURSERY AND SHOP AT LITTLE TOWN LAKES, LITTLE TOWN FARM, BEDLAM ROAD, THORNLEY PR3 2TL

The Head of Planning Services reported two additional letters of objection.

REFUSED for the following reason(s):

1. The proposal, by virtue of the cumulative level of development proposed, including the erection of a sales building, polytunnel, extent of hard-surfacing/car parking areas and unsympathetic perimeter fencing, would result in significant harm to the protected AONB landscape. It is further considered that the proposal result in the introduction of an alien, anomalous and discordant form of development that would result in a significant visual urbanising effect upon the landscape being of detriment of the character and visual amenities of the area contrary to Key Statement EN2 and Policies DMG1, DMG2 and DME2 of the Ribble Valley Core Strategy.
2. The proposal would be contrary to Key Statements DS1 and EC1 and Policies DMB3, DMG2 and DMB1 of the Ribble Valley Core Strategy and would result in development that would be harmful to the Development Strategy for the Borough as set out in the Core Strategy leading to unsustainable development.

(Michelle Unsworth spoke in favour of the above application. Patricia Norman-Brown spoke against the above application).

(Councillor Rogerson returned to the meeting).

2. APPLICATION NO: 3/2017/0674/P
GRID REF: SD 371966 446630

DEVELOPMENT DESCRIPTION:

DEMOLITION OF THE MOORCOCK INN AND ERECTION OF FOUR DWELLINGS INCLUDING ASSOCIATED DRIVES, GARDENS AND EXTERNAL LANDSCAPING WORKS. CREATION OF WORK FROM HOME OFFICE/STUDIO SPACE AT THE MOORCOCK INN, SLAIDBURN ROAD, WADDINGTON BB7 3AA

APPROVED subject to the following conditions:

1. The development must be begun not later than the expiration of one year beginning with the date of this permission and demolition schedule including timescales submitted within 3 months 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.

Plans and Further Details

2. The approval relates to drawing numbers:

Proposed Site Plan 4512-03/01 Rev D
Proposed Sectional Elevational 4512/03/07A
Proposed Plans and Elevations Plot 1 4512/03/02B
Proposed Plans and Elevations Plot 1 4512/03/03
Proposed Plans and Elevations Plot 1 4512/03/04
Proposed Plans and Elevations Plot 1 4512/03/05

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

Detailed Design/ Materials

3. Precise specifications or samples of all external surfaces including any replacement materials and surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented as part 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 DME4 of the Core Strategy.

Demolition

4. A demolition plan showing timescales and method statement including site clearance shall be submitted to and approved in writing by the LPA within 3 months of the date of this decision and full demolition and removal of materials within the site and land restored to the satisfaction of the L.P.A. within 12 months of the date of this decision unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of visual amenity and the residential amenities of the occupiers of nearby properties and in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Highways

5. No development shall take place until a Construction Method Statement 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. 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.

- 6. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the submitted plan and the vehicular turning space shall be laid out and be available for use before the development is brought into use and maintained thereafter.

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 as vehicles reversing to and from the highway are a hazard to other road users.

- 7. The car parking area and garaging shown on the submitted plans shall be made available, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- 8. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the back edge of the verge. The gates shall open away from the highway.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- 9. Prior to commencement of the development a plan showing detail of the sight line visibility splay of each access shall be submitted to and approved in writing by the LPA. The sight line splays will require walls, fences, trees, hedges, shrubs, ground growth, structures etc. to have a maximum height of 1.0m above the height at the centre line of the adjacent carriageway.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

- 10. 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: 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 and to prevent stones and mud being carried onto the public highway to the detriment of road safety.

11. Prior to occupation of the units either a designated communal collection point for refuse collection shall be made available at an agreed location within the site or an improved turning area within plot 1 to allow refuse vehicles to manoeuvre in a safe manner.

REASON: In the interests of highway safety and comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Drainage

12. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - 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 first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. 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. To ensure that there is no flood risk on or off the site resulting from the proposed development. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible body/bodies for the sustainable drainage system and comply with Policy DMG1 of the Ribble Valley Core Strategy.

13. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- 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 Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, 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, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed pre-development runoff rates. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the

drainage system shall be retained, 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; to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system and comply with Policy DMG1 of the Ribble Valley Core Strategy.

Landscape/Wildlife

14. Prior to commencement of any building work 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 scheme shall incorporate the recommendations of the Visual Impact Assessment and Mitigation Report and Arboricultural Impact Report dated June 2016 and June 10th 2016 .

The approved soft landscaping scheme shall be implemented in the first planting season following occupation or use of the development unless otherwise required by the reports above, 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.

The hard landscaping shall be implemented in accordance with the approved details prior to the occupation of the development and retained thereafter at all times.

REASON: To ensure the proposal is satisfactorily landscaped and in the interests of biodiversity and appropriate to the locality in accordance with Key Statements and Policies DMG1, DME1, DME2, DME3 and DME4 of the Ribble Valley Core Strategy.

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

For the avoidance of doubt the details shall be submitted on a building dependent bird/bat species site plan and include details of the locations and the numbers of artificial bird nesting boxes and artificial bat roosting.

The artificial bird/bat boxes shall be incorporated into individual buildings or trees or structures around the buildings during the construction of those buildings identified on the submitted plan and be made available for use

before the site is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development in accordance with Key Statement and Policies DMG1, DME1 and DME3 of the Ribble Valley Core Strategy

(Councillor Sayers declared an interest in the next item of business and left the meeting).

3. APPLICATION REF: 3/2017/0679
GRID REF: SD 374242 441801

DEVELOPMENT DESCRIPTION:

INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE SELF - CONTAINED RESIDENTIAL ACCOMMODATION AT FIRST AND SECOND FLOOR. ADDITIONAL CAR PARKING SPACE WITHIN THE EXISTING REAR GARDEN AT 18 PARSON LANE, CLITHEROE

REFUSED for the following reason:

1. The proposal is harmful to the special architectural and historic interest of the listed building, the setting of listed buildings in the group and the character and appearance of Clitheroe Conservation Area because of the loss of important fabric and design resulting from the incongruous and conspicuous First Floor door opening, the dog-leg and balconied steel staircase and extensive remodelling of the mid 19th century addition. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

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

4. APPLICATION REF: 3/2017/0680
GRID REF: SD 374242 441801

DEVELOPMENT DESCRIPTION:

INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE SELF - CONTAINED RESIDENTIAL ACCOMMODATION AT FIRST AND SECOND FLOOR. ADDITIONAL CAR PARKING SPACE WITHIN THE EXISTING REAR GARDEN AT 18 PARSON LANE, CLITHEROE (LBC)

REFUSED for the following reason:

1. The proposal is harmful to the special architectural and historic interest of the listed building because of the loss of important fabric, plan form and design resulting from the incongruous and conspicuous First Floor door opening, the dog-leg and balconied steel staircase, extensive remodelling of the mid-19th

century addition, blocking of the central staircase and further alteration to the two room arrangement at first and second floors.

(Councillor Sayers returned to the meeting).

5. APPLICATION REF: 3/2017/0284
GRID REF: SD 377838 433492

DEVELOPMENT DESCRIPTION:

PROPOSED BUSINESS PARK COMPRISING 18 INDUSTRIAL UNITS FOR B8 (STORAGE AND DISTRIBUTION) AND B1 (OFFICES AND LIGHT INDUSTRY) USES – RESUBMISSION OF APPLICATION 3/2015/0906) AT TIME TECHNOLOGY PARK, SIMONSTONE

The Head of Planning Services reported that the Lead Flood Authority had withdrawn their objections.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or delegated to the Director of Community Services in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

1. 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 in pursuance 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:

Location Plan (scale 1:1250)
1883/01F (amended plan received 05/09/17)
1883/03
1883/06
1883/07A
1883/08

REASON: For the avoidance of doubt and to clarify which plans are relevant and to ensure that the development is carried out in accordance with the approved plans.

Materials

3. Notwithstanding any description of materials in the application no above ground works shall take place until samples or full details of all materials to

be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

REASON: In order to ensure 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.

Amenity

4. Prior to the first use or occupation of each unit of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not have an impact on noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and the Planning Practice Guidance and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMB1 of the Ribble Valley Core Strategy.

5. Details of the design, specification, fixing and finish, including sections at a scale of not less than 1:20, of extract vents, means of extract, air conditioning, ventilation or any other associated externally mounted/ located plant shall have been submitted to and approved in writing by the local planning authority prior to their use within the development.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with Policy DMB1 of the Ribble Valley Core Strategy.

6. No external lighting shall be installed on the buildings hereby approved, or elsewhere on the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The approved details shall thereafter be fully implemented.

REASON: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

7. No goods, materials, waste products, containers or vehicle trailers, used in connection with the new units hereby approved shall be stored within the external areas of the site.

REASON: In order to ensure a satisfactory appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

8. The units hereby approved shall only operate between the hours of 07:00-19:00 Monday to Friday inclusive, and 08:00-13:00 on Saturday and not at all on Sunday and Bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

9. Deliveries to and from the units hereby approved shall only take place between the hours of 07:00-19:00 Monday to Friday inclusive, and 08:00-13:00 on Saturday and not at all on Sunday and Bank Holidays.

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

10. There shall be no movements of HGV's or forklift trucks, used in connection with the units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

11. No construction work, construction traffic or operation of any plant/machinery shall take place on the site during the course of the development hereby approved except between the hours of 08:00 hours and 18:00 hours Monday to Friday and 09:00 and 13:00 on Saturday. No construction work, construction traffic or operation of any plant/machinery shall take place on Sundays or Public Holidays. Furthermore, no deliveries or vehicles shall arrive on site outside these stipulated working hours.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy (Adopted Version).

12. Notwithstanding the provisions The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended) or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the units hereby approved shall only be used for the purposes of use classes B1 and B8.

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 and DMB1 of the Ribble Valley Core Strategy.

Highways

13. The car parking and manoeuvring scheme to be marked out in accordance with the approved plan and including a minimum of 15% incorporating electric charging facilities, before the use of the premises hereby permitted becomes operative and permanently maintained thereafter.

REASON: To ensure that provision is made for electric powered cars and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

14. Prior to commencement of development on site the existing access to Time Technology Park shall be physically and permanently closed.

REASON: To limit the number of access points and to maintain the proper construction of the highway in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority as part of a Section 278 agreement, under the Highways Act 1980. For the avoidance of doubt the Section 278 agreement shall include the re-positioning of the existing traffic island at the entrance point off Blackburn Road.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

16. Prior to the start of the development, a joint survey shall be carried out between the developer and the planning authority (in conjunction with the highway authority) to determine the condition of Blackburn Road. A similar survey shall be carried out every six months and the final inspection within one month of the completion of the last unit, and the developer shall make good any damage to Blackburn Road to return it to the pre-construction situation as required.

REASON: To maintain the construction of Blackburn Road, in the interest of highway safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

17. A Traffic Management Plan for the construction works, to be approved in writing by the planning department before any works begin on site and to include:-

- The parking of vehicles of site operatives and visitors;

- Loading and unloading of plant and materials used in the construction of the development;
- Storage of such plant and materials;
- Wheel washing facilities supplemented by road sweepers as necessary
- 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)
- Routes to be used by vehicles carrying plant and materials to and from the site;
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway during the construction phase of the development in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

18. Cycling facilities shall be provided in accordance with a scheme that has first been approved by the Local Planning Authority and the cycle facilities shall be provided in accordance with the approved scheme before any unit hereby permitted becomes operative.

REASON: To ensure that provision is made for cycles and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

19. Motorbike facilities shall be provided in accordance with a scheme that has first been approved by the Local Planning Authority and the motorbike facilities shall be provided in accordance with the approved scheme before any unit hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

20. The approved cycle path as shown on drawing 1883/01 F (amended plan received 05/09/17) shall be installed and made available for use before any unit hereby permitted becomes operative.

REASON: To ensure that provision is made for cycles and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

21. Unless otherwise agreed in writing with the Local Planning Authority, the new estate road/access shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place on site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

Ecology and Trees

22. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, within three months of development first taking place a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of any unit hereby approved first being brought into use and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping and provision of adequate off-road parking facilities in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

23. The development hereby approved shall be carried out in complete accordance with the "Conclusions and Recommendations" measures detailed/recommended within Section 4 of the submitted Phase 1 Habitat Survey Report (JCA Ref: 12744/JoC2016-276)

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.

24. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

25. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all the existing/retained trees and hedging shown detailed within the submitted Arboricultural Survey and its associated plan (ref: 160303TPP), shall have been enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction] which is to be inspected on site by the Local Planning Authority. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing vegetation is adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

26. 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 made available for use before the units hereby approved are first brought into use 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.

Drainage

27. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DME6 of the Ribble Valley Core Strategy.

28. 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 the National Planning Policy Framework, Planning Practice Guidance and Policy DME6 of the Ribble Valley Core Strategy.

29. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, 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.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

REASON: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

30. No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:

- 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 Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, 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, and details of floor levels in AOD;

- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The sustainable drainage system flow calculations (PDF files showing the input and output data for flow calculations) and storm simulation plan for: 1 in 1 year, 1 in 2 year, 1 in 30 year and 1 in 100 year + allowance for climate change are still required as the Quick Storage Estimate in the submitted Drainage Strategy (Project Ref:17136) are grossly insufficient.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. 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 that there is no flood risk on or off the site resulting from the proposed development in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

- 31. No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To ensure that the drainage for the proposed development can be adequately maintained and to ensure that there is no flood risk on- or off-the site resulting from the proposed development or resulting from inadequate the maintenance of the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

- 32. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - 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 first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. 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, to reduce the flood risk to the development as a result of inadequate maintenance and to identify the responsible organisation/body/company/undertaker for the sustainable drainage system in accordance with Policy DME6 of the Ribble Valley Core Strategy, and national guidance contained within the NPPF and NPPG.

INFORMATIVES

1. The applicant's attention is drawn to the comments received from National Grid/Caden Gas in respect of the hazardous pipeline in the vicinity of the development site. The applicant is therefore advised to contact National Grid/Caden Gas prior to any work commencing on site.
2. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
3. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or email lhscustomerservice@lancashire.gov.uk

(Councillor Geldard declared an interest in the next item of business and left the meeting).

6. APPLICATION REF: 3/2017/0573
GRID REF: SD 373281 441769

DEVELOPMENT DESCRIPTION:

APPLICATION FOR 36 DWELLINGS (INCLUDING 11 AFFORDABLE UNITS), CAR PARKING, LANDSCAPING AND NEW ACCESS FROM UNION STREET, CLITHEROE

The Head of Planning Services reported that the Lead Flood Authority and United Utilities had no objections subject to imposition of appropriate conditions.

DEFERRED for further information in relation to flood and drainage issues.

(Mr McTaggart spoke in favour of the above application. Mr Dixon spoke against the above application. Councillor Fenton was given permission to speak on the above application. Councillor P Dowson left the meeting).

295 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	Issued 18/9/17
3/2017/0133	Land off Dale View Billington	31/8/17	41	With Legal

296 APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2017/0190/P	Amend application 3/2013/0851 for development of The Whins. Full planning approval for the addition of 2 semi detached buildings consisting of four 3 bed houses (of these one is a replacement of one approved 5 bed detached house currently listed as plot 8)	Plot 8 The Whins Whins Lane Read
3/2017/0363/P	Change of use of land to sui generis (day care for dogs) and erection of timber shed 11.5m x 4m.	Stephen Moorlodge Wigglesworth Road Tosside

<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
3/2017/0088 R	03/07/17	1 and 2 Abbeycroft The Sands Whalley	WR		Awaiting Decision
3/2017/0039 R	07/08/17	18 Netherwood Gardens Brockhall Village, Langho	HH		Awaiting Decision
3/2017/0272 R	08/06/17	Ribble View Barn Alston Lane Longridge	WR		Appeal Dismissed 22/08/17
3/2016/1196 R	03/07/17	Lower Standen Fm Whalley Road Pendleton	WR		Awaiting Decision
3/2016/0708 R	10/07/17	The Dog & Partridge Tosside	Hearing	05/09/17	Awaiting Decision
3/2016/0709 R	10/07/17	The Dog & Partridge Tosside	Hearing	05/09/17	Awaiting Decision
3/2017/0029 R	24/07/17	Field at Hellifield Road, Gisburn	WR		Awaiting Decision
3/2017/0045 R	Awaiting start date from PINS	Newton Hall Newton in Bowland	WR (to be confirmed)		
3/2016/1202 R	17/08/17	Barn within the grounds of Greengore Farm	WR		Statement due 21/09/17
3/2017/0192 R	19/07/17	Countess Hey Elmridge Lane Chipping	WR		Awaiting Decision
3/2017/0308 R	10/08/17	Fields Farm Barn Back Lane Chipping	HH		Awaiting Decision
3/2017/0220 R	07/08/17	2a Whittingham Rd Longridge	WR		Awaiting Decision
Enforcement	Awaiting start date from PINS	Demesne Farm Newsholme Gisburn	Hearing (to be confirmed)		
3/2017/0441 R	Awaiting start date from PINS	19 Woodfield View Whalley	WR (to be confirmed)		

<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>
3/2017/0595 R	Awaiting start date from PINS	St Marys Community Centre Church Street Clitheroe	WR (to be confirmed)		Dismissed
3/2016/0999 R	Awaiting start date from PINS	Land at Dale View Billington	WR (to be confirmed)		
3/2016/0980 R	Awaiting start date from PINS	Land off Dale View Billington	WR (to be confirmed)		

298 STATISTICS AND PERFORMANCE INFORMATION REPORT 2016/2017

The Director of Community Services submitted a report advising Committee of details in relation to performance targets for the year 2016/2017 which was an elaboration of a report taken to this Committee on 31 August 2017 by Michelle Haworth.

RESOLVED: That the report be noted.

299 BOLTON-BY-BOWLAND AND GISBURN FOREST NEIGHBOURHOOD PLAN – UPDATE

The Chief Executive submitted a report updating Committee on the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan. The Examination had been completed and the Examiner's report received by the Council had been published on the Council's website. The Parish Council had expressed a wish to hold an extraordinary Parish meeting to discuss the findings of the Examination, therefore agreement had been made to the report the Examiner's report and the Council's response to the November Planning and Development Committee.

RESOLVED: That the report be noted.

300 APPEALS

- a) 3/2017/0272/P – Change of use from agricultural building to a dwellinghouse with associated operational development at Ribble View Barn, Alston Lane, Longridge – appeal dismissed.

301 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.40pm.

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