

Minutes of Planning and Development Committee

Meeting Date: Thursday, 24 May 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

| | |
|-------------|-------------|
| R Bennett | J Rogerson |
| I Brown | R Sherras |
| S Brunskill | R Swarbrick |
| P Dowson | D Taylor |
| G Geldard | N Walsh |
| S Hind | |

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

Also in attendance: Councillor R Thompson.

24 APOLOGIES

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

25 MINUTES

The minutes of the meeting held on 12 April 2018 were approved as a correct record and signed by the Chairman.

Councillor S Hind asked for an update on Minute 766 regarding the Community Infrastructure Levy. The Head of Planning Services reported that at this moment a timescale was unknown but Committee would be kept informed.

26 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor G Geldard declared an interest in planning application 3/2018/0260 and Councillor Rogerson declared an interest in planning application 3/2017/1100.

27 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2018/0050
GRID REF: SD 371178 439902

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE OF AGRICULTURAL LAND AND DEVELOPMENT OF TEN HOLIDAY CHALETs AT LAND ADJACENT TO THE BEECHES, CLITHEROE ROAD, GREAT MITTON, BB7 9PH

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

Time

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.

Plan related

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:

Coc/820/2326/01B (amended plan received 09/04/18)
Coc/820/2326/02

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

Materials

3. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the chalets hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

4. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, samples or full details of the specification of all glazing to be used on the external surfaces of the chalets hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. The development shall thereafter be implemented in accordance with the duly approved materials.

REASON: In order that the Local Planning Authority may ensure that the glazing to be used is appropriate to the locality in accordance with Key Statement EN2, and Policies DMG1 and DMH3 of the Ribble Valley Core Strategy.

Drainage

5. Notwithstanding the requirements of condition 2 of this permission, prior to the commencement of any development, full details of the foul and surface water drainage schemes, shall be submitted to and approved in writing by the Local Planning Authority. The chalets hereby approved shall not be brought into use until the approved foul and surface drainage scheme has been completed in accordance with the approved details. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure satisfactory means of foul and surface water drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

Landscaping/Ecology

6. 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, hedges and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of any chalet first being brought into use and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges 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 for the dwellinghouse in the interests of visual amenity and highway safety in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

7. Unless otherwise agreed in writing with the Local Planning Authority, the trees and hedges shall be retained on site as shown on drawing number Coc/820/2326/01B, and no development shall take place until all the existing trees and hedging within, or directly adjacent to, the site, have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. 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 protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

8. Prior to any works being carried out within the root protection area of any retained tree an arboricultural method statement shall have first been submitted for the written approval of the Local Planning Authority, and all works within the root protection area shall be carried out in strict accordance with approved arboricultural method statement.

REASON: To protect trees of landscape and visual amenity value on or adjacent to the site or those likely to be affected by the proposed development in accordance with Key Statement DME2 and Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

9. 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: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Ribble Valley Core Strategy Policy DME3 and the provisions of the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

10. Within three months of development first taking place on site, 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 location(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be installed and made available for use before the chalets hereby approved are 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.

Amenity

11. The development hereby approved shall be carried out in complete accordance with the mitigation/recommendations/conclusions detailed within Sections 7 and 8 of the submitted Ecological Appraisal carried out by envirotech referenced 4379 – dated 29/11/17.

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. 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.

Lighting

13. No external lighting shall be installed on any chalet hereby approved, or elsewhere within 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. Only the duly approved lighting shall be installed on the buildings hereby approved.

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.

Highways

14. 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 in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

15. No development shall take place, 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 material
The storage of plant and materials used in constructing the development
The erection and maintenance of security hoarding
Details of working hours
Routes to be used by vehicles carrying all plant and materials to and from the site
Contact details for 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.

16. The car parking and manoeuvring areas shall be made available for use as shown on the approved plan before any of the chalets hereby permitted become operative and these areas shall be permanently maintained thereafter.

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

Monitoring/Control

17. The chalets hereby approved shall not be let to or occupied by any one person or group of persons for a continuous period of longer than two months in any one calendar year and in any event shall not be used as a permanent accommodation. 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. The register shall contain the name and address of the principal occupier together with the dates of occupation.

REASON: 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.

18. 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 chalets 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.

19. Unless otherwise agreed in writing with the Local Planning Authority, the use hereby permitted shall be carried out and managed in complete accordance with the details submitted within the Site Management Plan Ref: Coc/820/2326/CS.

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

20. The chalets hereby approved shall only operate as a business in association with the dwelling at The Beeches (Clitheroe Road, Great Mitton BB7 9PH), and shall not be sold off as a separate business. The owner/site manager of the pods hereby approved shall therefore always reside at the dwelling currently known as The Beeches (or any such alternative name that the property is known as in the future).

REASON: For the avoidance of doubt and to ensure that the chalets do not have a detrimental impact upon residential amenity and to ensure effective management of the site in accordance with Policy DMG1.

2. APPLICATION REF: 3/2018/0090
GRID REF: 372656 436829

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF DOMESTIC GARAGE TO DOG GROOMING STUDIO AT
1 MOOR EDGE, WHALLEY

The Head of Planning Services reported on another letter of objection that had been received and amendments to two of the conditions regarding the operating times on a Saturday and the number of dogs per day.

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

Time

1. The use hereby permitted shall discontinue and the garage be returned to its former use on or before 24th May 2019 unless in the meantime a further application has been submitted to and approved by the Local Planning Authority.

REASON: To allow the LPA to monitor the development - having regard to the particular circumstances and nature of the development to comply with DMG1 of the Ribble Valley Core Strategy.

Plan

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 drawing no 1
Block Plan drawing no 2
Floor Plan drawing no 3

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

Highways/Amenity

- 3 During hours of operation of the 2 car parking spaces as indicated on Site Plan Drawing no 2 shall be made available for use solely for customers of the use hereby approved.

REASON: to ensure that business does not impact on the present need for on street parking and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Amenity

- 4 There shall be no more than two dogs at any one time and no more than three dogs per day kept on the premises associated with the dog grooming use hereby approved and. no dogs shall be kept overnight associated with the use hereby approved.

REASON: In the interests of amenity having regard to the location of the site within a residential area, and to comply with policy DMG1 of the Ribble Valley Core Strategy

- 5 No business or functions associated with the use hereby approved shall being undertaken on site outside of the following hours.

09:00 – 18:00; Monday to Friday

09:00 – 13:00: Saturdays

The premises shall not be open at any time on Sundays/Bank or Public Holidays

REASON: To ensure the appropriate use of the site and to protect the amenities of the occupiers of properties in the locality and to comply with policy DMG1 of the Ribble Valley Core Strategy

- 6 All dogs on site associated with the dog grooming use hereby approved shall be kept inside the garage as indicated on drawing no 2 at all times apart from during access and egress to the garage. For the avoidance of doubt there shall be no external grooming of dogs within the curtilage of the property associated with the use hereby approved.

REASON: In the interests of amenity having regard to the location of the site within a residential area, and to comply with policy DMG1 of the Ribble Valley Core Strategy.

7. The use hereby permitted shall ensure for the personal benefit of Ms Kelly Murphy only.

REASON: For the avoidance of doubt and to safeguard residential and highway amenity and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

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

3. APPLICATION REF: 3/2018/0093
GRID REF: SD 374294 441911

DEVELOPMENT DESCRIPTION:

LOWER EXISTING SHOP FRONT WINDOW SILLS AND EXISTING FLOOR LEVEL TO PROVIDE A NEW LEVEL ACCESS DOOR TO THE EXISTING LADY CLITHEROE SHOP. CONVERSION OF EXISTING FIRST FLOOR OFFICE INTO ONE NEW RESIDENTIAL APARTMENT. DEMOLITION OF EXISTING

SINGLE-STOREY EXTENSION TO THE LADY CLITHEROE SHOP AND REPLACEMENT WITH NEW THREE-STOREY EXTENSION TO INCLUDE ONE RETAIL UNIT AND TWO FURTHER APARTMENTS. 1A NEW MARKET STREET CLITHEROE BB7 2JW

APPROVED subject to the following conditions:

Time

1. The development must be begun no 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.

Plan related

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

Proposed Site Plan Floor Plans and Elevations 5472-P01 Rev: B

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

Materials

3. Precise specifications or samples of all external surfaces, including surfacing materials including details of the glazing, windows/door framing and details of the proposed shopfront(s) of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Detailing

4. Notwithstanding the submitted details, prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings/alterations hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials including details of all shutters and balustrades/balconies. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the defined Conservation Area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

Highways

5. Notwithstanding the submitted details, precise details of proposed refuse storage and cycle storage provision shall have been submitted to and approved by the Local Planning Authority prior to commencement of development. For the avoidance of doubt all proposed cycle storage shall be enclosed and lockable.

The development shall be carried out in strict accordance with the approved details. For the avoidance of doubt the approved details shall be made available for use prior to first occupation of the dwellings(s) hereby approved and prior to the A1 use hereby approved first becoming operative. The agreed details/provision shall be retained for use at all times thereafter.

REASON: In order that the Local Planning Authority may ensure that the development provides adequate provision for the storage of domestic/commercial waste and adequate provision that encourages the use of sustainable means of transport in accordance with Key Statement DMI1 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

6. No development shall take place until a Construction Method Statement for the relevant phase 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:

The location of parking of vehicles of site operatives and visitors
The location for the loading and unloading of plant and materials
The location of storage of plant and materials used in constructing the development
The locations of security hoarding
Days and hours of operation for all construction works
Contact details for the site manager

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.

Use Classes

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning

(General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the area indicated as 'retail unit' on drawing 5472-P01 Rev: B shall only be used for the purposes of retail sales (A1) and for no other purpose, including any other purpose within Use Class A1.

REASON: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Key Statement EN5 and Policies DMB1, DME4 and DMG1 of the Ribble Valley Core Strategy.

Amenity

8. The A1 use hereby approved shall only be operated between the following hours:

09:00 to 17.30 Monday to Saturday

There shall be no business operated from the premises or site outside the stated operating hours including Sundays or Bank Holidays.

REASON: To comply with the terms of the application and in the interests of the amenities of nearby residents and the character of the locality as required by Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

9. The windows as indicated as 'obscure glazing' on drawing 5472-P01 Rev: B shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Archaeological

10. No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. It should be undertaken by an appropriately experienced and qualified professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA).

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

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

4. APPLICATION REF: 3/2018/0106/P
GRID REF: SD 377549 433255

DEVELOPMENT DESCRIPTION:

INSTALLATION OF 25 CONTAINERISED BATTERY UNITS FOR THE STORAGE OF ELECTRICITY AND ANCILLARY INFRASTRUCTURE AT LAND AT BURNLEY ROAD, SIMONSTONE BB12 7ND

The Head of Planning Services reported upon an additional objection received and the fact that there were no objections from United Utilities.

DEFERRED AND DELEGATED to Head of Planning Services to seek further clarification.

(Mr Tunstall spoke against the above application.)

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

5. APPLICATION REF: 3/2018/0260
GRID REF: SD 373477 442943

DEVELOPMENT DESCRIPTION:

TEMPORARY PLANNING PERMISSION (24 MONTHS) FOR RETENTION OF A 15M X 12M ALUMINIUM FRAMED MARQUEE WITH PVC WALLS AND ROOF AND TWO ALUMINIUM FRAMED EXIT DOORS MADE WITH REINFORCED GLASS AT WADDOW HALL GUIDE CAMP, WADDOW HALL, WADDINGTON ROAD.

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

Time

1. The marque building hereby approved, and any associated ancillary works and structures, shall be removed on or before 31 May 2020 unless a renewal of this planning permission has been granted by the Authority.

REASON: This temporary consent has been granted in consideration of specific circumstances and retention of the development on a permanent basis would be contrary to the provisions of Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy, along with national guidance contained within both the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans

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)
Proposed elevations (scale 1:100)

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

Landscaping

3. Within the three months prior to the marquee being removed from the site, a landscaping scheme detailing the programme and timing of all remediation works to be undertaken shall be submitted for the written approval of the Local Planning Authority. The remediation works shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: As the consent sought is temporary in nature and to ensure that the site is returned to an acceptable condition in the interests of the visual amenities of the area in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy.

Amenity

4. The marquee hereby approved shall only be used between the hours of 08:30-23:00 on any day.

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

(Councillor Geldard returned to the meeting).

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

6. APPLICATION REF: 3/2017/1100
GRID REF: SD 361189 437903

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR UP TO 15 SELF-BUILD DWELLINGS (30% AFFORDABLE SELF-BUILD) INCLUDING ACCESS. LAND ADJACENT TO JOHN SMITH PLAYING FIELD, CHAIGLEY ROAD, LONGRIDGE, PR3 3TQ

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the approval would lead to the creation new residential dwellings in the defined open countryside, located outside of a defined settlement boundary, without sufficient justification, leading to the creation of an unsustainable pattern of development contrary to the core aims and objectives of the adopted Core Strategy and the NPPF presumption in favour of sustainable development.
2. It is considered that the approval of this application would lead to the creation of an anomalous, discordant and incongruous pattern and form of development that is poorly related to the existing settlement by virtue of

a degree of visual separation, particularly at its northern extents, being of significant detriment to the character, appearance and visual amenities of the area and defined open countryside contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

3. The proposal is considered contrary to Policies DMG1 and DMG2 of the Ribble Valley Core Strategy insofar that it would result in the introduction of built form in a visually prominent location in the defined open countryside to a degree that cumulatively, would have a visual suburbanising effect upon the landscape. It is further considered that the significant degree of incursion and encroachment into the defined open countryside would result in the erosion of the sense of openness that defines the character of the area being of significant detriment to the character, appearance and visual amenities of the area and defined open countryside.

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

(Councillor Rogerson returned to the meeting).

7. APPLICATION REF: 3/2017/1188
GRID REF: SD 374972 437491

DEVELOPMENT DESCRIPTION:

ERECTION OF ONE SELF-BUILD DWELLING AND ASSOCIATED WORKS AT WISWELL BROOK FARM, MOORSIDE LANE, WISWELL, BB7 9DB

REFUSED for the following reasons:

1. The proposal is considered contrary to Key Statements DS1, DS2 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that the granting of approval would lead to the creation of a new residential dwelling and/or associated residential curtilage being partially located in the defined open countryside, located outside of a defined settlement boundary, without sufficient or adequate justification.
2. The proposal would lead to the perpetuation of an unsustainable pattern of development in a Tier 2 location, without sufficient or adequate justification, that does not benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

(Mr Helliwell spoke in favour of the above application. Councillor Thompson was given permission to speak on the above application).

(Councillor Rogerson returned to the meeting.)

29 SECTION 106 APPLICATIONS

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|---------------------------------|--------------------------|----------------------------|--------------------|
| 3/2017/0433 | Land at Henthorn Road Clitheroe | 30/11/17 | 24 | Out for Signatures |

| <u>Plan No</u> | <u>Location</u> | <u>Date to Committee</u> | <u>Time from First Going to Committee to Decision</u> | <u>Number of Dwellings</u> | <u>Progress</u> |
|----------------|---------------------------------|--------------------------|---|----------------------------|------------------|
| 3/2017/0573 | Land off Union Street Clitheroe | 26/10/17 | 24 weeks | 36 | Decision 12/4/18 |

30 APPLICATIONS WITHDRAWN

| <u>Plan No</u> | <u>Proposal</u> | <u>Location</u> |
|----------------|---|---|
| 3/2017/1209 | First floor extension over existing balcony to rear | Beech Croft Ribchester Road Ribchester |
| 3/2017/0361 | Conversion of an existing outbuilding into two residential dwellings | Outbuilding at Beech House Alston Lane Longridge |
| 3/2018/0038 | Rebuilding east boundary wall owing to tree damage. Reconstruction of new wall to be on a new line with concrete blocks and a sand cement rendered face to match existing school perimeter walls. The new wall to include welded mesh security fencing on the top to bring the overall height of the wall and fence at 2.8m | St James C of E School Greenacre Street Clitheroe |
| 3/2018/0068 | Proposed conversion of former brewery building to 5 bedroom B&B accommodation including replacement and extension of roof including 5 multifuel stove flues, new permanent timber canopy over existing timber decking with new access path and timber seating | Bashall Barn Twitter Lane Bashall Eaves |
| 3/2018/0304 | Erection of temporary sales cabin, temporary parking and associated temporary works until 31/12/18 | Land East of Chipping Lane Longridge |

31 APPEALS UPDATE

| <u>Application No and reason for appeal</u> | <u>Date Received/ Appeal Start Date</u> | <u>Site Address</u> | <u>Type of Appeal Procedure</u> | <u>Date of Inquiry/Hearing if applicable</u> | <u>Progress</u> |
|---|---|------------------------------|---------------------------------|--|-------------------|
| Enforcement | 17/11/17 | Demesne Fm Newsholme Gisburn | Hearing | 10/04/18 | Awaiting Decision |

| <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> |
|---|---|---|---------------------------------|--|---|
| 3/2017/0441 R | 19/01/18 | 19 Woodfield View, Whalley | WR | | Awaiting Decision |
| 3/2016/1192 R | 16/11/17 | Hammond Ground Whalley Road Read | Inquiry adjourned | 09/10/18 | Bespoke timetable Updated proofs of inquiry to be submitted by 11/09/2018 |
| 3/3016/1082 R | 30/11/2017 | 74 Higher Rd Longridge and land to the rear | WR | 17/04/18 | Awaiting Decision |
| 3/2017/0741 R | 27/02/18 | 13 Glen Ave Knowle Green | HH | | Appeal Dismissed 04/04/18 |
| 3/2017/0675 R | 28/02/18 | 46 Higher Rd Longridge | WR | | Awaiting Decision |
| 3/2017/0593 R | 23/04/18 | Ivy Cottage Chapel Lane West Bradford | HH | | Awaiting Decision |
| 3/2017/1139 Conditions disputed | Awaiting start date from PINS | Sands Cottage The Sands Whalley | WR (to be confirmed) | | |
| 3/2018/0009 R | 24/04/18 | Stables at Stockbridge Knowles Brow Hurst Green | WR (to be confirmed) | | Statement due 29/05/18 |
| 3/2017/1092 R | 27/03/18 | Greenhouse Barn Commons Lane Balderstone | HH | | Awaiting Decision |
| 3/2017/0857 R | Awaiting start date from PINS | Lowood Whins Lane Read | WR (to be confirmed) | | |
| 3/2018/0113 Conditions not discharged | Awaiting start date from PINS | 102 Lowergate Clitheroe | WR (to be confirmed) | | |
| 3/2018/0153 R | Awaiting start date from PINS | 1 Highcliffe Greaves Grindleton | WR (to be confirmed) | | |
| 3/2017/0815 R | No start date from PINS | 20 Wellbrow Drive Longridge | HH | | Confirmed as out of time by Inspectorate – Appeal not accepted |

32 APPOINTMENT OF WORKING GROUPS 2018/2019

A report of the Chief Executive was submitted asking Committee to confirm arrangements for memberships for the working groups under the remit of this Committee. This included the Local Development Plan Working Group.

RESOLVED: That Committee approve the following working group along with its membership.

Local Development Plan Working Group – Councillors S Atkinson, A Brown, A Knox, J Rogerson, R Sherras and N Walsh.

33 CAPITAL OUTTURN 2017/2018

The Director of Resources submitted a report reviewing the final outturn of the 2017/2018 capital programme for this Committee and to seek approval for the slippage of the capital scheme budget from the 2017/2018 financial year to the 2018/2019 financial year. The one scheme for the introduction of the planning portal link to the planning application system and planning system update had not been completed and would therefore require approval to slip into 2018/2019.

RESOLVED: That Committee approve the request for slippage of £30,200 into the 2018/2019 financial year for the introduction of the planning portal link to the planning application systems and planning system update.

34 APPEALS

There were no appeals.

35 REPRESENTATIVES ON OUTSIDE BODIES 2018/2019

The Chief Executive submitted a report informing Members of the Outside Bodies that are under the remit of the Planning and Development Committee and their Councillor representation.

RESOLVED: That the report be noted.

The meeting closed at 7.15pm.

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