

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 2 August 2018 starting at 6.30pm  
Present: Councillor A Brown (Chairman)

Councillors:

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

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

Also in attendance: Councillors M Fenton, K Hind, G Mirfin, M Robinson, G Scott and R Thompson.

### 191 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Atkinson, R Bennett and P Elms.

### 192 MINUTES

The minutes of the meeting held on 28 June 2018 were approved as a correct record and signed by the Chairman.

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

Councillor S Brunskill declared an interest in planning application 3/2018/0348 Thurstons Farm, Myerscough Road, Balderstone.

### 194 PUBLIC PARTICIPATION

There was no public participation.

### 195 PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

1. APPLICATION REF: 3/2018/0274  
GRID REF: SD 374016 438307

#### DEVELOPMENT DESCRIPTION:

ERECTION OF 1380 SQ M, TWO-STOREY RETAIL UNIT FOR THE SALE OF LARGE FURNITURE ITEMS, ASSOCIATED INTERIOR FIXTURES AND FITTINGS AND ANCILLARY TEA ROOM ON LAND AT BARROW BROOK ENTERPRISE PARK, BARROW

The Head of Planning Services reported upon another objection that had been received.

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:

Location Plan (scale 1:1250)

17.65 PL01 Rev D (amended plan received 31/05/18)

17.65 PL02 Rev A

17.65 PL03 Rev A

17.65 PL04 Rev A

17.65 PL05 Rev A

17.65 PL10 Rev C (amended plan received 13/07/18)

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order, subject to the exceptions below, the Class A1 (retail) floorspace hereby approved shall only be used for the sale of the following broad categories of goods: carpets, floor coverings, furniture, home furnishings and household and homeware items including art and pictures, home accessories, pictures and picture frames and lighting; and up to 15% of the net sales area floorspace of the retail unit hereby approved is permitted to be used as a café/restaurant (Class A3).

REASON: To ensure that the unit is used in accordance with the use specified within the submitted Retail Impact Assessment as other retail uses may not be considered acceptable in accordance with Policies DS2, DMG1 and DMR3 of the Ribble Valley Core Strategy.

4. Prior to the commencement of development on site, the north west boundary of the proposed development site shall be clearly pegged/marked out for the inspection of the Local Planning Authority in order to ensure that a 11.5m wide access strip is provided to the north west of the development site, as shown on the approved plans.

REASON: For the avoidance of doubt, to ensure that the development is carried out in accordance with the submitted plans and to ensure that future access to the neighbouring site is protected.

#### *Materials and details*

5. 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 building 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.

6. Prior to the first use or occupation of the unit hereby permitted, full details/specifications of any plant machinery, including the extraction system, refrigeration units, air conditioning units (including details of their position, appearance, noise levels and model numbers used) shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in complete accordance with the approved details prior to the unit being brought into use and used whenever odours are being produced, and all filters/equipment should be retained as agreed thereafter and maintained to ensure optimum operation.

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 DMG1 of the Ribble Valley Core Strategy.

7. Within three months of the commencement of development, details of the construction and design of any 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 unit hereby approved is first brought into use 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 requirements of condition 2 of this approval, within three months of development first taking place, full details of the siting, height, design, materials and finish to be used in the construction of all boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the unit hereby approved is first brought into use and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the requirements of Core Strategy Key Statement EN/2 and Policy DMG1, and the National Planning Policy Framework.

#### *Amenity*

9. The unit hereby approved shall only be open for trade or business between the following hours:

09:30 - 20:00 Monday to Friday inclusive,  
09:30 – 18:00 on Saturday; and  
10:00 – 16:00 on Sunday and Bank Holidays.

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

10. There shall be no deliveries or collections to/from the unit hereby approved except between the following hours:

06:00 – 20:00 Monday to Friday inclusive;  
07:30 – 18:00 Saturday; and  
09:30 – 17:00 Sunday and Bank Holidays.

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

11. Notwithstanding the requirements of condition 2 of this approval, no external lighting shall be installed on the building 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 building 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*

12. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan (17.65 PL10 Rev B - amended plan received 05/07/18) before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

13. Within three months of commencement of development a scheme for the provision of both cycling and motorcycling facilities on site shall have been submitted for the written approval of the Local Planning Authority and the duly approved cycling and motorcycling facilities shall be provided in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. Unless otherwise agreed in writing by the Local Planning Authority, for the duration of the construction works, 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. 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.

16. Prior to work commencing on site a Construction Management Plan (CMP) shall be submitted for the written approval of the Local planning Authority. The CMP should detail how deliveries during construction will be managed and where workers on the site will park during construction.

REASON: To minimise the impact of construction on existing residents in the vicinity of the site in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

17. A minimum of 4 car parking spaces shall have the facility of an electrical supply suitable for charging an electric motor vehicle.

REASON: In order to promote sustainable transport as a travel option and reduce thereby carbon emissions in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

#### *Ecology/trees*

18. The development hereby approved shall be carried out in complete accordance with the "Mitigation Measures and Ecological Enhancements" as detailed/recommended within Section 6 of the submitted Ecological Appraisal titled "*Barrow Brook Business Village, Clitheroe – March 2018*".

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.

19. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until all existing trees and hedges shown to be retained on approved drawing 17.65 PL10 Rev B (amended plan received 05/07/18), 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.

20. No works above ground level on the construction of the unit hereby approved shall take place 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) on either the building or nearby trees into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the building or placed within nearby trees during the construction stage of the development and made available for use before the unit hereby approved is 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 DME3 of the Ribble Valley Core Strategy.

21. The proposed landscaping scheme as shown on approved drawing 17.65 PL10 Rev B (amended plan received 05/07/18) shall be planted within 12 months of the unit hereby approved being first brought into use or such other period as shall be agreed in writing by the Local Planning Authority. Any parts of this vegetation removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by vegetation of similar size and species to those originally required to be planted.

REASON: In order to achieve a satisfactory level of landscaping in the interests of visual amenity in accordance with the requirements of Key Statement EN2 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

#### *Drainage*

22. 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.

23. 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 into 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.

24. 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 + an appropriate allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;
- b) The drainage scheme should demonstrate that the surface water run-off rate must not exceed 5l/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation, including phasing where applicable;
- e) Site investigation and test results to confirm infiltrations rates. If infiltration is shown to be a viable option for the disposal of surface water, then this should then be used as the primary method for disposing of surface water from the site. Disposal via a surface water body will only be considered where infiltration is proved to be unsuitable;
- f) 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 to ensure there is no flood risk on or off the site resulting from

the proposed development, and to ensure water quality is not detrimentally impacted in accordance with Policy DME6 of the Ribble Valley Core Strategy.

25. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Policy DME6 of the Ribble Valley Core Strategy.

26. 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.

#### INFORMATIVES

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.



(Mr Walker spoke in favour of the above application. Mr Wilkinson spoke against the above application). (Councillors G Scott and G Mirfin were given permission to speak on the above application).

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

2. APPLICATION REF: 3/2018/0348  
GRID REF: 363854 431292

DEVELOPMENT DESCRIPTION:

THE PROPOSED VARIATION OF CONDITION 2 FROM PLANNING PERMISSION 3/2008/0603 TO ALLOW PLANT MAINTENANCE AND STORAGE (MACHINERY AND PARTS) BY A THIRD PARTY AT THURSTONS FARM, MYERSCOUGH ROAD

The Head of Planning Services reported upon another objection received.

APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

*Noise Scheme*

2. Prior to the commencement of any of third party plant maintenance or storage (machinery and parts) an acoustic scheme must first be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142 and must determine the current background noise levels for daytime, evening and night at the boundary of the nearest residential property and identify appropriate mitigation measures, where necessary, to ensure background noise is not exceed. Thereafter any mitigation measures must be installed and maintained in accordance with the approved details.

REASON: This needs to be prior to commencement to safeguard the amenity of nearby residents having regard to Policy DMG1 of the Ribble Valley Core Strategy and National Planning Policy Framework.

*External Lighting*

3. Prior to installation of any floodlighting or other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.

This shall include the following information:

- a statement of frequency of use, and the hours of illumination;
- a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and highlighting any significant existing or proposed landscape or boundary features;
- details of the number, location and height of the proposed lighting columns or other fixtures;
- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of light pollution to prevent light glare and intrusive light for agreed environmental zone ; and
- where necessary, the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

REASON: In the interest of visual amenity and/or highway safety having regard to Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

(Mrs Barker spoke against the above application). (Councillor Brunskill returned to the meeting)

3. APPLICATION REF: 3/2018/0372  
GRID REF: SD 372904 441529

DEVELOPMENT DESCRIPTION:

CREATION OF NEW ARTIFICIAL GRASS PITCH (AGP) AND REFURBISHMENT OF EXISTING MULTI USE SPORTS AREA WITH ASSOCIATED FENCING, FLOODLIGHTING, ACCESS PATHWAYS AND STORAGE UNITS AT PLAYING FIELD, EDISFORD ROAD, CLITHEROE, BB7 3LA.

The Head of Planning Services reported upon an additional letter and his intention to amend condition 6.

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:

Storage elevation	SSL2464 00
Floodlighting scheme	SSL2464 07
Artificial pitch details (details received 14/6/18)	SSL2464 04Rev01
Elevation details	SSL2464 05
Site plan	SSL2464 00
Site Location plan	SSL2464 00

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 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.

*Drainage*

4. The drainage for the development shall be carried out in accordance with FRA dated 4 april2018. No surface water shall drain directly or indirectly into the public sewer.

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

*Amenity*

5. Within 6 months of development first being operational, a further luminance and acoustic report based on the sites operation shall have been submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The development approved shall only be used between the hours of 0800-2200 Monday to Friday and 0830 to 1900 hours Saturday and Sunday with

the floodlights switched off no later 15 minutes after the permitted hours, unless otherwise agreed in writing by the Local Planning Authority following a review through the requirement of condition 5 of this consent.

REASON: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

### *Lighting*

7. The external lighting shall be in full accordance with the lighting report appendix A and plans submitted with the application. 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*

8. 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.

9. 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.

10. Notwithstanding the proposed pedestrian accesses to the site and within 3 months of the date of this permission a scheme showing details of the pedestrian entrances including gateways and guardrails if appropriate shall be submitted to and approved in writing by the LPA and fully implemented before the site is operational.

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3

(Councillor Robinson was given permission to speak on the above application)

4. APPLICATION REF: 3/2018/0394/P  
GRID REF: SD 373947 438343

DEVELOPMENT DESCRIPTION:

CHANGE OF USE FROM CLASS B1 TO CLASS B8 (STORAGE OR DISTRIBUTION) TOGETHER WITH MINOR EXTERNAL ALTERATIONS AND A CHANGE IN THE HOURS OF OPENING AT LAND AT LONG CLOSE, BARROW BROOK ENTERPRISE PARK, BARROW BB7 9BQ

The Head of Planning Services reported an amendment to condition 3.

APPROVED subject to the following:

- 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:

Location Plan

- Proposed Floor Plan – Dwg No 8372-103-03
- Proposed Site Plan – Dwg No 8372-103-05
- Proposed Elevations – Dwg No 8372-103-04A

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

*Amenity*

- 3 The premises shall only be open for customers between the hours: 0700 to 2000 Monday to Friday; 0700 to 1800 Saturdays and 0900 to 1600 on Sundays 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.

4. There shall be no deliveries or collections in connection with the operation of the business to/from the new units hereby approved between the hours of 0700 and 2000 hours, and none at all on Saturdays, Sundays 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.

(Ms St Pierre spoke in favour of the above application. Mr Wilkinson spoke against the above application).

5. APPLICATION REF: 3/2018/0396  
GRID REF: SD 377329 449543

DEVELOPMENT DESCRIPTION:

DEMOLITION OF AN EXISTING POTTING SHED AND COVERED SALES AREA, TO BE REPLACED WITH A GLASSHOUSE AND LINKING ACCESS TO THE EXISTING GARDEN KITCHEN. CONSTRUCTION OF A TWO STOREY DEMONSTRATION UNIT WITH OFFICES AND TOILETS. THE CONSTRUCTION OF A COVERED TERRACE AREA ADJACENT TO THE KITCHEN GARDEN. CONSTRUCTION OF A TRAINING/CLASSROOM. COVERED WALKWAYS AT HOLDEN CLOUGH NURSERY, BOLTON BY BOWLAND

The Head of Planning Services reported amendments to conditions 4 and 5.

MINDED TO APPROVE and DEFERRED AND DELEGATED to the Head of Planning Services.

*Time limit*

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

*Details*

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

001 Rev B (amended plan received 06/07/18)

002 Rev C (amended plan received 06/07/18)

003 Rev B (amended plan received 29/05/18)

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

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 extensions and buildings 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.

#### *Amenity*

4. The use of the cafe and shop and detached demonstration area/office building in accordance with this permission shall be restricted to the hours between 0900 and 1830 on any day unless the café has been pre booked in conjunction with the use of the detached training room and limited to 52 events in any calendar year.

REASON: In order to safeguard the amenity of neighbouring uses in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

5. The use of the training room building (as identified as such on approved drawing 003 Rev B – amended plan received 29/05/18) in accordance with this permission shall be limited to giving lectures/presentations on a pre-booked basis only and shall be restricted to the hours between 0900 and 2130 on any day and businesses shall leave the site no later than 2200 hours.

REASON: In order to safeguard the amenity of neighbouring uses in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

6. No external lighting shall be installed on any building or extension 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.

7. No external plant machinery/equipment, including any extraction system, refrigeration units, air conditioning units, shall be installed on the building hereby approved until full details/specifications (including details of their position, appearance, noise levels and model numbers used) have first been submitted to and approved in writing by the Local Planning Authority. Any external equipment shall be installed in complete accordance with the approved details and maintained to ensure optimum operation.

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 DMG1 of the Ribble Valley Core Strategy.

8. 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 08:00 hours and 18:00 hours Monday to Friday and between 09:00 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.

#### *Highways*

9. Unless otherwise agreed in writing with the Local Planning Authority, the C3 use (café/restaurant) of the site, including both internal and external facilities, shall be restricted to a total of 140 covers of which only 100 shall be internal covers.

REASON: To ensure a balance is maintained between floor space and car parking provision in accordance with Policies DMG1 and DMG3 of the 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: 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.

11. Prior to work commencing on site a Construction Management Plan (CMP) shall be submitted for the written approval of the Local Planning Authority. The CMP should highlight how delivery and construction vehicles will access the site, how construction vehicles will be managed and where workers on the site will park during construction.

REASON: To protect existing road users in the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

#### *Ecology*

12. The development hereby approved shall not commence during the bird breeding season (February - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the site is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development 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.

13. 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 locations(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 extensions/buildings 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.

14. The development hereby approved shall be carried out in complete accordance with the "Recommendations and Mitigation" measures as detailed recommended within Section 9 of the submitted Bat Survey undertaken by envirotech ref: 4669 received 13/07/18.

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*

15. 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.

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

6. APPLICATION REF: 3/2018/0435  
GRID REF: SD 374247 441101

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING PROPERTY AND ASSOCIATED OUTBUILDINGS AND ERECTION OF SIX DWELLINGS AT 32 HALL STREET, CLITHEROE, BB7 1HJ

The Head of Planning Services reported upon more letters of objection that had been received.

MINDED TO REFUSE and taken back to Committee with an appropriate reason for refusal, which shall make reference to residential and visual amenity and highway safety and parking. Highway and parking issues to be referred back to the highway authority for further advice.

(Mr Kinder spoke in favour of the above application. Mr Doran spoke against the above application).

7. APPLICATION REF: 3/2018/0441  
GRID REF: 368254, 432744

DEVELOPMENT DESCRIPTION:

RETENTION OF UNAUTHORISED EXTENSION OF DOMESTIC CURTILAGE AND 0.6 METRE BOUNDARY FENCE AT 57 RIBCHESTER ROAD, CLAYTON LE DALE BB1 9HT

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

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

Site Location Plan Drawing no1  
Amended Plan received 02.07.2018- Plan View Drawing no2.

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

- 2 The development hereby approved shall be implemented as detailed on Amended Plan View drawing no 2 received 02.07.2018 within 14 days from the date of this permission.

REASON: To safeguard the amenity of the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

(Ms Dickman spoke in favour of the above application. Mr Aspden spoke against the above application).

8. APPLICATION REF: 3/2018/0487  
GRID REF: SD 366281 435438

DEVELOPMENT DESCRIPTION:

ERECTION OF NEW BARN STABLE AT LAND TO REAR OF DE TABLEY MEWS, BLACKBURN ROAD, RIBCHESTER

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

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

REASON: 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:

Location Plan – David/01

Elevations – David/02

Site Plan – David/03

Location of PIR lights – David/04 (received 26/06/18)

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

3. Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in accordance with the materials detailed within Section 9 of the submitted application forms and the submitted Design and Access Statement.

REASON: In order to ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. The stables hereby approved shall be for private use by the applicant (Mr David McCartney of Three Arches Cottage, De Tabley Mews, Blackburn Road - PR3 3ZQ) and the applicant's family members. The stables shall not be used as a separate commercial business.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

5. Prior to its installation, full details and specification of the proposed generator and proposed sound proofing insulation within the room that this generator will be installed shall have been submitted for the written approval of the LPA. The generator shall be installed in accordance with the approved details and shall not be used until the room within which it is installed is fully sound proofed in accordance with the duly approved details, and maintained as such thereafter.

REASON: In order to safeguard the amenity of nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy, and the NPPF.

9. APPLICATION REF: 3/2018/0530  
GRID REF: SD 373261 436108

DEVELOPMENT DESCRIPTION:

CHANGE OF USE TO NEW RESTAURANT AND RETAIL SPACE WITH INTERNAL ALTERATIONS AT THE STABLES REAR OF KING STREET, WHALLEY.

REFUSED for the following reasons:

1. The proposal is harmful to the character and appearance of Whalley Conservation Area and the setting of the Church of St Mary and All Saints and Whalley Abbey listed buildings because of the loss of important historic fabric, loss of design interest resulting from the installation of UPVC windows and doors and disruption to the peaceful character of the area. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.
2. The application contains inadequate detail to ascertain the impact of development on highway safety and residential amenity. In the absence of this information the Council is unable to establish whether the proposed development would comply with Policies DMG1 and DMG3 of the Core Strategy.

10. APPLICATION REF: 3/2018/0537  
GRID REF: SD 374972 437491

DEVELOPMENT DESCRIPTION:

ERECTION OF ONE SELF-BUILD DWELLING AND ASSOCIATED WORKS (RESUBMISSION OF APPLICATION 3/2017/1188). 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.

(Councillor Thompson was given permission to speak on the above application).

11. APPLICATION REF: 3/2018/0008  
 GRID REF: SD 374748 441061

**DEVELOPMENT DESCRIPTION:**

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 34 BUNGALOWS FOR THE OVER 55S WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE AT 30 PEEL PARK AVENUE AND LAND TO THE REAR CLITHEROE BB7 1ET

WITHDRAWN from the Agenda by the Head of Planning Services.

196 SECTION 106 APPLICATIONS

<b><u>Plan No</u></b>	<b><u>Location</u></b>	<b><u>Date to Committee</u></b>	<b><u>Number of Dwellings</u></b>	<b><u>Progress</u></b>
3/2017/0653	Land at Chatburn Road Clitheroe	28/6/18	30	With Legal

197 APPLICATIONS WITHDRAWN

<b><u>Plan No</u></b>	<b><u>Proposal</u></b>	<b><u>Location</u></b>
3/2017/1208	Change of use and conversion of former church to form one new dwelling, demolition of existing rear lean-to extension and reconfiguration of existing roof structure to rear extension	Former Presbyterian Church Blackburn Road Ribchester
3/2018/0330	Erection of one new dwelling with occupier restricted to those associated with Alchemie technology, extension to existing laboratory and office (use class B1a and B1b)	Blue Bell Farm Higher Road Longridge
3/2018/0341	Erection of log cabins and camping pods on agricultural land and formation of new access and track to service them	The Brows Farm Bros Baron Higher Road Longridge
3/2018/0571	Upgrade of existing nitrogen generation plant to include construction of new acoustically controlled plant room. Construction of new road for access to 2 sheds	BAE Samlesbury Aerodrome Balderstone

<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>
3/2016/1192 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
3/2017/0675 R	28/02/18	46 Higher Road Longridge	WR		Awaiting Decision
3/2017/0593 R	23/04/18	Ivy Cottage Chapel Lane West Bradford	HH		Appeal Dismissed 21/06/18
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		Appeal Dismissed 09/07/18
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	11/06/18	1 Highcliffe Greaves Grindleton	HH		Awaiting Decision
3/2018/0217 and 3/2018/0218 R	Linked appeals awaiting start date from PINS	Eastham House Fm Clitheroe Road Mitton	WR (to be confirmed)		
3/2018/0079 R	Awaiting start date from PINS	New Ings Farm Hellifield Road Bolton by Bowland	WR (to be confirmed)		
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed)		
3/2017/0962 R	Awaiting start date from PINS	Land off Sheepfold Crescent Barrow BB7 9XR	Hearing (to be confirmed)		
3/2018/0159 R	16/07/18	5 Barn Croft Clitheroe	HH		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>
3/2018/0069 R	Awaiting start date from PINS	Land off Whalley Rd Mellor Brook	WR (to be confirmed)		
3/2018/0263 R	Awaiting start date from PINS	10 Knowsley Road Wilpshire	WR (to be confirmed)		

199 PLANNING APPLICATION CALL-IN PROCEDURES

The Director of Community Services submitted a report requesting Committee to amend the call-in procedure in relation to planning applications by removing the request in relation to householder applications. Members were reminded that a report in relation to call-in procedures had been discussed at the 8 March 2018 Planning and Development Committee and following discussion it was resolved that the Head of Planning Services in consultation with the Chair and Vice Chair of Committee would continue to review the call-in arrangements where necessary. The previous report had detailed the number and type of applications called-in and one of the findings was the high number of household applications being called-in. It was agreed that these would have been unlikely to have generated significant public interest and in most cases had been the result of a request from the applicant or consultant representing the applicant. Following discussions with the Chair and Vice Chair it had been agreed that household applications should be excluded from the call-in arrangements. This would be in accordance with the general purpose of call-ins which was to allow the opportunity for Members to request key applications and ones that may have a strategic interest to be determined by Committee.

RESOLVED: That Committee agree that household extension applications be exempt from the call-in procedure and the delegation scheme be amended accordingly.

200 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

201 APPEALS

- a) 3/2018/0009 – change of use of existing barn into a single dwelling at Browns Stables at Stockbridge, Knowles Brow, Hurst Green – appeal dismissed.
- b) 3/2017/0675 – outline residential development including access, all other matters reserved at land at 46 Higher Road, Longridge – appeal dismissed.
- c) 3/2017/0675 – application for costs – refused.

The meeting closed at 8.20pm.

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