

Minutes of Planning and Development Committee

Meeting Date: Thursday, 29 November 2018 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Hind
R Bennett	S Knox
I Brown	J Rogerson
P Elms	R Sherras
M French	N Walsh
G Geldard	

In attendance: Director of Economic Development and Planning, Head of Planning Services, Head of Legal and Democratic Services.

Also in attendance: Councillors M Fenton, T Hill, A Knox and M Robinson.

496 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Brunskill, P Dowson and R Thompson.

497 MINUTES

The minutes of the meeting held on 1 November 2018 were approved as a correct record and signed by the Chairman.

498 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

499 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2018/0506
GRID REF: SD 370040 435875

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND TO ALLOW EXTENSION TO LODGE PARK AND THE ERECTION OF AN ADDITIONAL 12 LODGES (AMENDMENT TO APPLICATION 3/2015/0880 APPROVED 16 DECEMBER 2016). RIBBLE VALLEY VIEW OLD LANGHO ROAD LANGHO BB6 8AW

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

APPROVED subject to the following conditions:

Timings and Commencement

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:

SIMPS/01B – Dwg 01
SIMPS/01B – Dwg 02 Rev C
SIMPS/01B – Dwg 03
SIMPS/01B – Dwg 04
SIMPS/01B – Dwg 11

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

Matters of Design

2. Precise specifications or samples of all external surfaces 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 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.

3. Details of any external lighting or external lighting to be mounted upon the lodges, including details of the location, nature and the intensity of lighting, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out and operated in 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 does not contribute to unnecessary or unwarranted light pollution.

Landscape and Ecology

4. The landscaping details hereby approved (Site Plan SIMPS/01B Dwg 02C) shall be implemented in the first planting season following the granting of this consent 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.

REASON: In order that the Local Planning Authority may ensure that the proposal is adequately landscaped and sufficient landscape visual mitigation is provided and maintained.

Control over Development

5. The development hereby approved shall be restricted to short-term holiday purposes only. No holiday lodge caravan stationed on the site shall be occupied at any time as permanent residential accommodation or as a person's main place of residence.

The owners/operators of the park shall maintain an up-to-date register of the names of all owners/occupiers of the individual lodges on the site, and of their main home addresses, and shall make this information available, on request, to the Local Planning Authority.

REASON: To clarify the nature of the consent, 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.

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

2. APPLICATION REF: 3/2018/0886 (LBC)
GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

RE-SLATING OF PITCHED ROOF SECTION LOWER TIERS USING TAPCO SHAKE TILES TO PROVIDE A WALKWAY BEHIND THE PARAPET IN ORDER TO PROVIDE ACCESS TO THE CCTV EQUIPMENT AND FOR CLEANING GUTTERS. OVER THE YEARS THE EXISTING ROOF FINISH HAS BEEN DAMAGED OWING TO ACCESS PROBLEMS AT CASTLE MUSEUM, CLITHEROE CASTLE, CASTLEGATE, CLITHEROE

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Reference 'Roof-Plan Sheet 1' (1 October 2018).

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

3. Notwithstanding the submitted details, no roofing work shall commence or be undertaken on site until a revised protected species survey has been carried out during the optimal period of May to September and submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the survey shall be undertaken by a licenced protected species [Bats] ecologist.

The actions, methods, timings and mitigation identified in the bat survey (and in any Natural England Protected Species Licence required) shall be fully implemented and adhered to throughout the lifetime of the development.

REASON: To ensure the protection of species/habitat in accordance with the Wildlife and Countryside Act 1981 (as Amended), in the interests of biodiversity, to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

3. APPLICATION REF: 3/2018/0950 (LBC)
GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

REMOVAL OF FOUR EXISTING STEEL CASEMENT WINDOWS (IN ONE OPENING) AND PINNING OF DAMAGED MULLION. REPLACEMENT OF EXISTING WINDOWS WITH NEW ELECTROPLATED AND POWDER COATED STEEL CASEMENT WINDOWS AT CASTLE MUSEUM, CLITHEROE CASTLE

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Precise specifications (including drawings) of proposed replacement window frames and glazing shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the special architectural and historic interest of the listed building.

4. APPLICATION REF: 3/2018/0236
GRID REF: SD375503 4423192

DEVELOPMENT DESCRIPTION:

PROPOSED ERECTION OF 27 LIGHT INDUSTRIAL UNITS 8 OFFICE UNITS AND ASSOCIATED ACCESS, PARKING AND ANCILLARY WORKS AT FORMER GOLF DRIVING RANGE, UP BROOKS, LINCOLN WAY, CLITHEROE

The Head of Planning Services reported amendments to several conditions should the application be approved. He also informed Committee that Lancashire County Council no longer operate a travel plan.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval to the following conditions and any additional conditions or changes to proposed conditions resulting from outstanding consultee responses.

1. The development hereby permitted shall be carried out in accordance with the details shown on drawing Nos:

Site Layout Plan ALP/19/DWG 20A Issue A
Proposed Site Plan/Roof Plan ALP/19/DWG 09 in relation to roof details only.
Proposed Elevations for Building 3 ALP/19/DWG 08
Proposed Elevations Buildings 4 & 5 ALP 19/DWG 04
Proposed Elevations Buildings 6 ALP 19/DWG 06
Proposed Elevations Buildings 7 ALP 19/DWG 05

Proposed Floor Plan for Building 3 ALP/19/DWG 08
Proposed Floor Plan for Buildings 4 & 5 ALP/19/DWG 04
Proposed Floor Plan for Building 6 ALP/19/DWG 06
Proposed Floor Plan for Building 7 ALP/19/DWG 05

Proposed Drainage Plan 16004/D100

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.

Drainage

2. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking /servicing areas should be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing

sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding

3. The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) with subsequent amendments and the following mitigation measures detailed within the FRA:

- a). Finished floor levels are set no lower than stated on Drawing Alpe 14b / dwg 02 Amendment F.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and in order to protect the residential amenities of the occupiers of the adjacent properties.

Lighting

4. Prior to the occupation of any unit hereby approved details of external lighting, including details of the location and height of columns, wall-mounted lighting units, bollards and ground lighting, and the intensity of illumination shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall be supported by a light spillage assessment for all of the proposed external lighting to demonstrate the extent of illumination created. Thereafter the external lighting shall be implemented in accordance with the approved details. The submitted information shall be supported by a light spillage assessment for all of the proposed external lighting to demonstrate the extent of illumination created. Thereafter the external lighting shall be implemented in accordance with the approved details.

REASON: In the interests of the amenity of the area and to ensure there is no unacceptable light spillage that would have an adverse impact on light pollution or disturbance to local residents.

Landscaping

5. Notwithstanding the submitted details, until full details of the proposed landscaping scheme shall be submitted to and approved in writing by the local planning authority within 3 months of the date of this consent. The landscaping scheme shall indicate as appropriate the types and numbers of trees and shrubs; their distribution within the site; those areas to be seeded, turfed, paved or hard landscaped including details of any changes of level or landform and the types and details of any boundary fencing or screening within the site and along its perimeter. Details of the means of protection

during development works of all hedgerows and trees identified for retention in that phase, shall also be submitted for the Council's written approval in accordance with BS5837: 2012 '*Trees in relation to design, demolition and construction*' or equivalent, unless otherwise agreed. The agreed protection measures shall be put in place and maintained during the construction period of the phase of development. The approved landscaping scheme shall be implemented in the first planting season following completion of the external buildings and road infrastructure and shall be maintained thereafter for a period of not less than 15 years to the satisfaction of the local planning authority. This shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original planted.

REASON: In the interests of the amenity of the area and to ensure adequate landscaping on and off site offer visual enhancement and biodiversity improvement.

Amenity

6. A Construction Method Statement shall be submitted to and approved in writing by the local planning authority within 3 months of the date of this consent. The approved statement shall be adhered to throughout the construction period. It shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. The loading and unloading of plant and materials
 3. The storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding
 5. Wheel washing facilities
 6. Measures to control the emission of dust and dirt during construction
 7. Measures to manage surface water and prevent pollution

REASON: In the interests of the amenity of the area and highway safety.

7. 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 0800 hours and 1800 hours Monday to Friday and 0900 and 1300. 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 works.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties from noise disturbance.

8. The working hours within the premises shall be restricted to the period from 0700 to 1900 Mondays to Saturday. No work shall be undertaken in the buildings on Sundays, Bank or Public Holidays.

REASON: In order to protect the residential amenity of the occupiers of the adjacent properties from noise related activities.

9. There shall be no deliveries to the site or collections from the site between the hours of 1900 and 0700 hours.

REASON: In order to protect the residential amenities of the occupiers of the adjacent properties.

10. No goods, plant or materials shall be deposited or stored on the site other than in the buildings shown on the approved plans.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents.

11. No goods, plant or material shall be displayed for sale in the open on the site.

REASON: To ensure a satisfactory appearance of the site in the interests of local visual amenity and in the interests of the amenities of nearby residents.

Highways

12. The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the buildings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: To allow for the effective use of the parking areas in the interest of highway safety.

13. Prior to the occupation of any unit within the development hereby permitted full details of cycle and motorbike facilities to serve that unit shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided in all respects and made available for use prior to the occupation of the unit in accordance with the approved details and shall thereafter be retained.

REASON: To allow for the effective use of the parking areas in the interest of highway safety.

14. Prior to the occupation of any of the units the applicant shall enter into a Section 278 agreement under the Highways Act 1980 and the scheme shall be implemented in full accordance of the agreement and timescales contained with the document.

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 the interest of highway safety.

15. No part of the development hereby approved shall be occupied until the approved scheme referred to in condition 14 above has been constructed and completed in accordance with the approved scheme.

REASON: In order that the traffic generated by the new development does not exacerbate unsatisfactory highway conditions in advance of the first occupancy or trading in the interest of highway safety.

16. Prior to occupation of the units hereby approved the new estate road/access between the site and the existing carriageway linking in to Lincoln Way shall be constructed in accordance with the Lancashire County Council.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

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

5. APPLICATION REF: 3/2018/0688
GRID REF: SD 372823 440546

DEVELOPMENT DESCRIPTION:

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 110 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM HENTHORN ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS. LAND OFF HENTHORN ROAD, CLITHEROE

The Head of Planning Services reported another letter of objection and proposed amendments to conditions should the application be approved.

MINDED TO REFUSE on grounds of highways and unsustainable location outside of the settlement boundary.

Time limit, plans and details

1. Application for approval of all reserved matters must be made not later than the expiration of 18 months beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of 18 months from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced:- appearance; landscaping; layout; and scale.

REASON: To comply with Policy DMG1 of the Ribble Valley Core Strategy and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. Unless explicitly required by condition within this consent, the vehicle access shall be constructed in general accordance with the detailed shown on drawings:

1616/13 rev B (proposed access arrangements)

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

4. The details in respect of the submission of any reserved matters shall be generally in accordance with the design principles and parameters as set out within the submitted Design and Access Statement (August 2016) and illustrative Framework Plan (ref: 8439-L-02 rev C).

REASON: To ensure the development accords with the agreed general principles in relation to design, green infrastructure and pedestrian, cycle and vehicular movement within the site in accordance with Policies DMG1, DMG3, DME1, DME2, DME3, DMB4, DMB5 and Key Statements EN3, EN4 and DMI2 of the Ribble Valley Core Strategy.

5. The development hereby permitted shall be limited to no more than 110 dwellings and shall be carried out in accordance with the following plans and documents.

Location Plan 8439-L-04 rev A 1 August 2018

REASON: For the avoidance of doubt to ensure there is no ambiguity in the decision notice over what amount of development has been approved.

6. Any application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

REASON: To comply with Policies DMG1 and DME1 of the Ribble Valley Core Strategy and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission. The development shall thereafter be carried out in accordance with the approved details.

7. The first reserved matters application shall include full details of the proposed play area and a Play Space Management Plan including long term design objectives, timing of works, management responsibilities and maintenance schedules for the play area shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the Place Space Management Plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play area shall be provided and made available for use.

Prior to the marketing of the site full details of the marketing documentation/ publications as far as it relates to the status of the play area shall be submitted to and approved in writing by the Local Planning Authority. This part of the marketing information shall include full details of the approved play area including an annotated plan detailing the approved siting. Prior to the occupation of the dwellings sited within 25 metres of the play area the future occupants shall be provided with a copy of marketing documentation detailing the approved siting and specification of the play area. Thereafter the play area shall be constructed and completed in accordance with the approved plans (submitted as part of application) in accordance with the approved timing of works.

REASON: To ensure that the application includes adequate areas on-site public open space provision in accordance with Policy DMB4 of the Ribble Valley Core Strategy.

Drainage and floodrisk

8. The first application for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation pond. For the avoidance of doubt the submitted information shall include proposed sections through the pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments where applicable. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory form of development in the interests of visual and residential amenities and to ensure the Local planning Authority can make an accurate assessment of the details relating to matters of flood risk and sustainable drainage in accordance with Policies DMG1 and DME6 of the Ribble Valley Core Strategy.

9. As part of any reserved matters application the following details shall be submitted:
 - a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change – see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>), discharge rates and volumes, 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 will not exceed the existing pre-development runoff rate for the corresponding return period. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - c) A plan showing any overland flow routes and flood water exceedance routes, both on and off site – flow routes must be directed away from property and infrastructure;
 - d) A timetable for implementation, including phasing where applicable;
 - e) Details of water quality controls, where applicable.
 - f) Details of an appropriate management and maintenance plan for the lifetime of the sustainable drainage system.

The scheme shall be implemented in accordance with the approved details and agreed timetable. 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 water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance in accordance with Policy DME6 of the Ribble Valley Core Strategy national guidance within the NPPF.

10. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref: SHF.1132.159.HY.R.001.A) and the following mitigation measures detailed within the FRA:
 1. *Finished floor levels are set no lower than 150mm above external ground levels;*
 2. *Limiting the built development (including surface water attenuation) outside the mapped extent of surface water flow pathways;*
 3. *No below surface building (i.e. basements);*
 4. *Providing a 4m easement free from development along either side of the watercourse;*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority, in consultation with the lead local flood authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding by ensuring the satisfactory disposal of surface water from the site in accordance with Policy DME6 of the Ribble Valley Core Strategy national guidance within the NPPF.

11. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. SHF.1132.159.HY.R.001.A, Dated July 2018 which was prepared by enzygo. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy national guidance within the NPPF.

Archaeology

12. No development, site clearance/preparation, or demolition shall commence until the applicant or agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of both geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation (which may include preservation in situ by the appropriate design or siting of new roads, structures and buildings, formal excavation of remains or other actions) and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with the agreed details.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and buildings in accordance with Policy DME4 of the Ribble Valley Core Strategy and national guidance within the NPPF.

Contamination

13. Prior to the commencement of development, a ground investigation shall be carried out as recommended and described in Section 7 (Discussion and Recommendations) of the Phase I Geo-Environmental Report by enzygo (ref: SHF.1132.159.GE.R.001) that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are

found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and trees

14. Each reserved matters application shall include an Arboricultural Impact Assessment and Tree Constraints Plan in respect of the existing trees situated within influencing distance of the development site and shall include details of all root protection measures to be undertaken during the construction process. The development shall be carried out in strict accordance with the approved details and the specified tree protection measures shall remain in place throughout the construction phase of the development.

REASON: To ensure the adequate protection of trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

15. Each reserved matters application shall include full details of proposed mitigation measures detailed/recommended within Section 5 of the submitted Ecological Appraisal (dated August 2018) and the development shall thereafter be carried out in 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.

16. Notwithstanding the requirements of condition 16 of this approval, no site clearance, preparation or development work shall take place until a Landscape/Habitat Management Plan to include long-term design objectives, timings of the works, habitat creation, enhancement, management responsibilities and maintenance schedules for all landscaped areas (other than privately-owned domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be informed by the submitted Ecological Appraisal (dated August 2018) and carried out as approved.

REASON: In the interests of biodiversity and to enhance 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.

17. Each reserved matters application shall include details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and

include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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.

18. Each reserved matters application shall include details of a scheme for any external building or ground mounted lighting/illumination. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) shall be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

19. Any removal of vegetation, including trees and hedges, should be undertaken outside the nesting bird season (March to August) unless an up-dated pre-clearance check has by carried out by a licensed ecologist on the day of removal and no nesting birds are present.

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.

Highways

20. Each reserved matters application shall include details of a scheme of Electric Vehicle charging points for each residential property. All Electric Vehicle charging points shall be provided in accordance with the agreed details prior to the first occupation of each property.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development in accordance with Key Statements EN3 and DMI2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

21. The new estate road/access of the development hereby permitted shall be constructed in accordance with a detailed scheme (including a timetable for implementation) which shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. The estate road/access shall be constructed to adoptable standards in accordance with the Lancashire County Council Specification for Construction of Estate Roads and the scheme shall be implemented in accordance with the approved details and timetable.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

22. Prior to the commencement of the development a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the site access and off site highway works shall be completed in accordance with the approved details prior to the occupation of the first dwelling on the site.

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

23. Prior to any dwelling hereby approved being brought into use, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall be implemented within the timescale set out in the approved details and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.

REASON: To promote and provide access to sustainable transport options in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy

24. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials

- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Details of working hours
- Contact details for the site manager
- 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 order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development in accordance with Policies DMG1, DMG3 and DMI2 of the Ribble Valley Core Strategy.

25. 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 Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

INFORMATIVES

- The LLFA encourages the applicant to maximise the use of sustainable drainage systems (SuDS) when designing the surface water drainage scheme for the development site. This is because sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk. Sustainable drainage systems can attenuate the rate and quantity of surface water run-off from a site, and they can also absorb diffuse pollutants and promote groundwater recharge. Ponds, reed beds and seasonally flooded grasslands are also particularly attractive features within public open space. The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Some SuDS features, for example rainwater harvesting and permeable paving used on roads and driveways, must not be included as part of the hydrological calculations for the site. This is because occupants may change or remove these features in the future and this could have the potential to increase surface water runoff from the site. Where SuDS features such as rainwater harvesting and permeable paving are included in the hydrological

calculations, the local planning authority would be advised to consider the removal of permitted development rights.

- The LLFA notes from section 5.2 of the FRA that the applicant is considering constructing a bund feature along the right bank of the watercourse located in the north eastern corner of the site (referred to as drain 1). The purpose of the bund would be to prevent floodwater backing up and flooding into the site. As a LLFA, Lancashire County Council has the power to formally designate a structure or feature which it believes may have an effect on flood or coastal erosion risk. A designation acts as a form of legal protection for structures and features which have been identified as presenting a flood or coastal erosion risk. Schedule 1 of the FWMA, Paragraph 5(1) prohibits any person to: *'alter, remove or replace a designated structure or feature without the consent of the responsible authority.'* *The LLFA will give further consideration to the proposed structure at Reserved Matters to determine whether formal designation would be required.*
- The LLFA are the consenting body for works on Ordinary Watercourses. Under Section 23 of the Land Drainage Act 1991 (the "LDA") (as amended by paragraph 32 of Schedule 2 of the FWMA 2010) anyone who intends to carry out works which may obstruct or affect the flow of an ordinary watercourse needs written consent from Lancashire County Council.

It is important to note that Land Drainage Consent is a separate application process that lies outside the planning legislation. It should not be assumed therefore the grant of planning permission means that Land Drainage Consent will automatically be given. Parallel processing of Land Drainage Consent applications is advised, as any land drainage consenting issues could directly impact the suitability of the proposed site layout.

Land Drainage Consent applications can take up to eight weeks to process following receipt of all required information and payment (£50 per structure). Retrospective consent cannot be issued.

- Although the LLFA is satisfied at this stage that the proposed development could be allowed in principle, the applicant will still need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk on or off site. The applicant will therefore be expected to provide a detailed surface water drainage strategy as part of any reserved matters application and prior to the commencement of any development. This must comply with the requirements of the Planning Practice Guidance, National Planning Policy Framework and Standards 2, 4, 7, 8 and 9 of the non-statutory technical standards for sustainable drainage systems; March 2015. Suitable allowances should also be made for climate change and urban creep, and surface water should be managed as close to the surface as possible.

For the avoidance of any doubt, the LLFA is not able to assess or comment on the suitability of the proposed surface water runoff rates and volumes at this time. This is because the final rates and volumes are directly influenced by the amount of impermeable area within the proposed development site.

Any agreement can therefore only be made once the final site layout has been agreed.

- This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the local highway authority.
- If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. The LLFA also wishes to be formally consulted on all subsequent drainage strategies for this proposed development.
- 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 South) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk .
- 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

(Mr Lewis spoke in favour of the above application. Councillor A Knox on behalf of Clitheroe Town Council spoke against the above application. Councillors M Fenton and M Robinson were given permission to speak on the above application).

7. APPLICATION REF: 3/2018/0910
GRID REF: SD 374154 438021

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR 20 BUNGALOWS FOR THE ELDERLY (6 DETACHED TWO-BED AND 14 SEMI-DETACHED ONE-BED AND OF WHICH TWO ARE AFFORDABLE) AND 6 AFFORDABLE, TWO-BED APARTMENTS WITH ASSOCIATED ROADS, ANCILLARY WORKS LANDSCAPING AND ACCESS AT LAND OFF SHEEPFOLD CRESCENT, BARROW BB7 9XR

DEFERRED and DELEGATED to the Director of Community Services for approval following 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:

Timings and Commencement

1. Application(s) for approval of all outstanding reserved matters must be made to the Local Planning Authority not later than the expiration of eighteen months beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of eighteen months from the date of this permission; or

(b) The expiration of 18 months from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The details in respect of the submission of any reserved matters shall be in substantial accordance with the design principles and parameters as set out with the submitted Design & Access Statement.

REASON: To clarify the agreed principles integral to the nature of the consent hereby approved.

3. The development hereby permitted shall be limited to no more than 26 dwellings and shall be carried out in accordance with the following plans and documents:

Existing Site Plan (MIDD/01 Dwg 01)

REASON: To define the permission and in the interests of the proper development of the site.

4. Applications for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.

REASON: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local planning Authority can

make an accurate assessment of potential impacts upon existing nearby residential amenity as a result of the development.

6. Applications for the approval of reserved matters shall be accompanied by elevational and locational details including the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development.

For the avoidance of doubt the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details.

REASON: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to minimise the potential impacts of the development through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

7. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. QFRA558, Dated 23/01/2017) which was prepared by UK Flood Risk Consultants. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

8. As part of any reserved matters application the following details shall be submitted:
 - A. Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change – see EA advice <https://www.gov.uk/guidance/flood-risk-assessments-climate-changeallowances>), discharge rates and volumes, 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 will not exceed the existing pre-development runoff rate for the corresponding return period. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - C. A plan showing any overland flow routes and flood water exceedance routes, both on and off site – flow routes must be directed away from property and infrastructure;

- D. A timetable for implementation, including phasing where applicable;
- E. Details of water quality controls, where applicable.
- F. Details of an appropriate management and maintenance plan for the lifetime of the sustainable drainage system.

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 water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance.

9. There shall be no direct pedestrian or vehicular access between the site and the Whalley Clitheroe Bypass (A59). Details of a suitable boundary treatment/wall of a height, location, extents and appearance, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved details shall be erected prior to the commencement of development on site. The agreed details shall be retained in perpetuity.

REASON: To limit the number of pedestrian access points to the highway network as an aid to road safety.

10. The new estate road/access between the site and Sheepfold Crescent 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 within the site. Thereafter the new road/access between the site and Sheepfold Crescent shall be completed in accordance with the approved details prior to the occupation of the first dwelling on the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

11. 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. Thereafter the site access and off site highway works shall be completed prior to the occupation of the first dwelling on the site.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

12. 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 and kept free of debris resultant from the construction works associated with the proposal as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway and to ensure the continued safe operation of the highway network.

13. Each reserved matters application shall include details of a scheme of Electric Vehicle charging points for each residential property. All Electric Vehicle charging points shall be provided in accordance with the agreed details prior to the first occupation of each property.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development

14. 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 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:

- 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 highway routes of plant and material deliveries to and from the site.
- F. Days and hours of operation for all construction works.
- G. Contact details of 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 during the construction phase of the development.

INFORMATIVES:

- Response does not grant permission to connect to the ordinary watercourse - For the avoidance of any doubt, this response does not grant the applicant permission to connect to the ordinary watercourse(s) and, once planning permission has been obtained, it does not mean that land drainage consent will be given. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

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

8. APPLICATION REF: 3/2018/1027
GRID REF: SD 374244 441693

DEVELOPMENT DESCRIPTION:

PROPOSED MEMORIAL PLAQUE AT THE PINNACLE CLITHEROE CASTLE GROUNDS

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval subject to the following and any additional conditions or changes to proposed conditions resulting from outstanding consultee responses:

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Reference CCS 2018.11.16 Rev C.

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

501 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2017/0653	Land at Chatburn Road, Clitheroe	28/6/18	30	Awaiting Decision Notice
3/2018/0500	Land to East Clitheroe Rd Barrow	1/11/18	10	With Planning

<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>
3/2018/0008	Peel Park Ave Clitheroe	4/10/18	3 weeks	34	Decision 30/10/18

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0917	Application for the discharge of condition 2 (external extraction, air conditioning and ventilation equipment) from planning permission 3/2017/0268	Holmes Mill Greenacre Street Clitheroe, BB7 1EB
3/2018/0939	Non-material amendment from planning permission 3/2018/0088. The proposed side elevation is to be amended; the wall is to be shortened in order to eradicate need of moving the existing gas meter from the inside of the building to the outside	1 Queen's Drive Longridge PR3 3JF
3/2018/0945	Single storey extension to rear 7.8m long, 2.6m high (max), 2.35m to eaves	38 The Rydings Langho, BB6 8BQ
3./2018/0809	Proposed outbuilding – garden store and garden room	10 Risedale Drive Longridge, PR3 3SA

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APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Date of Inquiry/ Hearing if applicable</u>	<u>Progress</u>
3/2016/1192 R	16/11/17	Hammond Ground Whalley Road Read	Inquiry adjourned, procedure changed to Hearing	09/10/18	Appeal Dismissed 14/11/2018
3/2017/1139 Conditions disputed	13/08/18	Sands Cottage The Sands Whalley	WR		Appeal Allowed 25/10/2018
3/2017/0857 R	13/08/18	Lowood, Whins Lane Read	WR		Appeal Dismissed 25/10/2018
3/2018/0113 Conditions not discharged	13/08/18	102 Lowergate Clitheroe	WR		Appeal Allowed 25/10/2018
3/2018/0217 linked with 3/2018/0218 R of prior approval	29/08/18	Eastham House Fm Clitheroe Road Mitton	WR		Appeals Dismissed 07/11/2018

<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>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)		
3/2017/0962 R	03/10/18	land off Sheepfold Crescent, Barrow	Hearing	Wed 16/01/2018 Cttee Rm 1 booked	Awaiting Hearing
3/2018/0069 R	29/08/18	Land off Whalley Rd Mellor Brook	WR		Awaiting Decision
3/2018/0263 R	20/08/18	Showley Brook Rest Home 10 Knowsley Road Wilpshire	WR		Awaiting Decision
3/2018/0303 R	28/09/18	Croftlands Chipping	WR There is a costs application		Awaiting Decision
3/2018/0537 R	28/09/18	Wiswell Brook Farm, Moorside Lane BB7 9DB	WR		Awaiting Decision
3/2018/0079 R	23/07/18	New Ings Farm Hellifield Road Bolton by Bowland	WR		Awaiting Decision
3/2018/0480 R	12/11/18	The Tythe Bar Station Rad Rimington	WR		Statement due 17/12/2018
3/2018/0474 R	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton	HH appeal procedure Hearing requested (to be confirmed by PINS)		
3/2018/0468 R	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton	LB Hearing (to be confirmed by PINS)		
3/2018/0447 R	Awaiting start date from PINS	Eatoughs Barn Fleet Street Lane Ribchester	WR (to be confirmed by PINS)		
3/2018/0435 R	Awaiting start date from PINS	32 Hall Street Clitheroe	WR		

504 PRE-APPLICATION ADVICE FAST TRACK SERVICE

The Director of Economic Development and Planning submitted a report seeking Members' approval in relation to the implementation date of the fast track pre-application planning advice service requesting confirmation that implementation was from 1 November 2018.

Members were aware that fees and charges are reviewed on an annual basis as part of the budget setting process which had led to the introduction of a fast track

pre-application service, which would incur an additional cost of 50% of the normal pre-application charge. Since publicity of the fast track service, it was clear that many clients wished to use the service and it had been agreed to offer the service in advance of the April date with the associated charge being implemented from the date of the original report. This would benefit both the Council and the users of the service.

RESOLVED: That Committee approve retrospective implementation of the fast track service from the date of 1 November 2018.

505 WHALLEY MOOR COMMUNITY WOODLAND SIGN

The Director of Economic Development and Planning submitted a report seeking Committee's approval to utilise part of the open spaces contribution secured as part of the Mitton road development to contribute to the cost of providing a sign commemorating the return of World War I wounded soldiers from the front to the military hospital at Calderstones, Whalley.

Under the provision of the Open Spaces Act 1906 the woodland was included as part of the public open space transferred to the Council in 2003 with a commuted sum for the whole of the developed land formerly owned by Calderstones Trust for a recreational use by local residents.

In 2012 additional Section 106 money had been secured specifically for the management of Whalley Moor Community Woodland which allowed for the preparation of a woodland management plan and phased selective felling with coppicing and timber extraction designed to establish a more diverse tree cover.

Over 50,000 wounded soldiers were received into Calderstones Hospital by rail via Clitheroe and Barrow. On arriving at the platform which is located in the woodland they were met by nurses. Whilst there is a blue plaque on the bridge at Mitton Road, there is currently no other form of memorialisation linking the arrival of wounded soldiers to Calderstones. The hospital was used as a military hospital during the First World War and the location of the proposed sign was chosen to be near to the platform to enhance the recreational value of the woodland by clearly setting out the historical context of the site for the benefit of visitors.

Councillor T Hill was given permission to speak on this item.

RESOLVED: That Committee approve the release of £500 to contribute to the cost of the provision of the proposed Wounded Soldiers End of Journey Commemorative Sign.

506 LONGRIDGE NEIGHBOURHOOD PLAN

The Director of Economic Development and Planning submitted a report informing Members of the outcome of the Examination and to confirm that the plan proceeds to Referendum.

Neighbourhood planning is a key initiative of the present government which gives local communities the opportunity should they choose to take it to develop a formal plan for their particular area. This plan, once adopted, has legal force in the formal planning system alongside other documents produced by the planning authority and by central government. Neighbourhood plans give local communities the ability to develop a shared vision for their particular area including where they want to see new houses, shops and workplaces develop and potentially what those new buildings will look like and what infrastructure should be provided.

Members were reminded that the plan had been subject to statutory consultation and to a subsequent independent Examination. The Inspector had now issued his report which had been published on the Council's website. The outcome of the Examination was that subject to modifications, the plan was recommended to proceed to Referendum. The Longridge Town Council who is the qualifying body responsible for preparing the plan, had advised that they accept the recommendations of the Examiner and wish to see the plan move to Referendum. In reviewing the recommendations of the Examiner it was considered that there were no reasons not to accept the changes proposed and on that basis the plan should move to Referendum. The Borough Council takes responsibility for undertaking necessary arrangements to hold the Referendum, which in itself is subject to statutory regulation and a prescribed question to put to the eligible voters. The Referendum must be held within 56 working days of the publication of the decision to move to Referendum by the Council, which would mean no later than 19 February 2019.

RESOLVED: That Committee

1. endorse the findings of the Examiner as outlined accepting the recommended modifications and that the plan proceeds to Referendum, and
2. request the Director of Economic Development and Planning to refer this matter to the Chief Executive to put in place the necessary arrangements for the Referendum.

507 CONSULTATION ON UPDATES TO NATIONAL PLANNING POLICY GUIDANCE

The Director of Economic Development and Planning submitted a report asking Committee to consider the Council's response to the government's technical consultation on updates to national planning policy. The deadline for the Council to submit its formal response was Friday 7 December 2018. The proposed response to the consultation was set out for Committee to consider. The main proposed changes were focused on the approach to local housing need assessment and in particular the issues that apply in the latest 2016 population projections will generate following their publication in October 2018. The consultation paper set out how the government had assessed its objectives together with the baseline projections and determined that it should not revise its aspirations for growth. It was proposed for the purposes of establishing housing need through the standard formula that the 2014 household projections should

be utilised. The consultation paper also reaffirms that the housing requirement figure is a minimum as well as clarifying how the cap 2 housing numbers is applied as currently included in the standard method. Other proposals included some minor amendments to the text of the framework in order to clarify the basis upon which housing land supply is determined and more specifically how local planning authorities apply the existing housing requirement set out in up to date plans; making clear that authorities should only move away from the standard methodology whilst strategic plans are being produced rather than using alternative approaches and calculations of need in determining applications or appeals; clarifying that sites which are not major development and only have an outline are to be considered deliverable; additional clarification in relation to development requiring habitat regulations assessment. As part of the consultation it had also been indicated that further revisions to the standard methodology and policy would be prepared and consulted upon.

RESOLVED: That Committee note the consultation and agree the proposed response as set out in the Appendix to be submitted on behalf of the Council.

508 HOUSING LAND SUPPLY

The Director of Economic Development and Planning submitted a report for Committee's information regarding the calculation of the most recent housing land availability survey which has a base date of 30 September 2018. In July 2018 the National Planning Policy Framework was amended and subsequently on 13 September further planning policy practice guidance was published to accompany the changes within the framework. This effectively switched the supply test as there was no longer a presumption that sites with outline consent and allocations were part of the supply unless there was evidence to the contrary. The new position was that in order to count these sites, clear evidence is required that they will come forward within five years. The planning policy team had therefore undertaken extensive work to provide the clear evidence required by the updated framework and associated guidance. The work undertaken means the Council is now in a position to demonstrate a 6.1 year housing land supply.

RESOLVED: That the report be noted.

509 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

510 APPEALS

- i) 3/2017/0857 – Outline application for erection of 2no dwellings with access at Lowood, Whins Lane, Read – appeal dismissed.
- ii) 3/2017/1139 – Greenhouse within existing garden area – deletion of conditions 3 and 4 at Sands Cottage, 34 The Sands, Whalley – appeal allowed.

- iii) 3/2018/0069 – Construction of 4 new dwellinghouses at land at Whalley Road, Mellor Brook – appeal dismissed.
- iv) Costs decision relating to land at Whalley Road, Mellor Brook – award of costs dismissed.
- v) 3/2018/0217 – Change of use of an agricultural building to 2 dwellings plus associated operational development at Eastham House, Great Mitton – appeal dismissed.
- vi) 3/2018/0218 – Change of use of an agricultural building to 2 dwellings at Eastham House Farm, Great Mitton – appeal dismissed.
- vii) 3/2016/1192 – Residential development at Hammond Ground, Whalley Road, Read – appeal dismissed.

511 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 3 and 5 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

512 PRIMROSE LODGE/MEARLEY LODGE

The Director of Economic Development and Planning submitted a report seeking authority from Members to release Section 106 contributions for the restoration, remediation and regeneration of Primrose/Mearley Lodge which was owned by Beck Developments Ltd.

In March 2010 Beck Developments Ltd were granted outline planning permission for the regeneration of sites around and including Primrose Mill. As part of the consideration of the planning application it was agreed that the applicants would pay an open space contribution in lieu of providing all the space on the site and it was agreed that this contribution would be used towards the cost of the future restoration, remediation and regeneration of Primrose Lodge.

In November 2012 Beck Developments secured planning permission for a further 113 dwellings on land near to the Lodge which again had an associated Section 106 Agreement that included an open space commuted sum in respect of the improvement and regeneration of Mearley Lodge. Since then additional biodiversity contributions had also been secured from the Aldi development in Whalley Road and the Parker Avenue development with Primrose Lodge identified as potential site for the biodiversity of setting.

Whilst a significant amount of commuted sums had been secured via Section 106 Agreements which could be used to facilitate the restoration and remediation of the Lodge, it was clear from early on within the consideration of such works that the commuted sums would not be sufficient to facilitate the project. In this regard Ribble Rivers Trust had sought European funding from MCHLG to address the deficit. This grant had been awarded in principle subject to contract and conditions. In respect of the conditions of the grant funding, discussions

about the future management and maintenance were ongoing with the landowners, which would need to be finalised before project works commenced. The project includes three main elements of work which are desilting, construction of footpaths, bridges and viewing platform and construction of fish pass. Based upon the three elements of the project which have the most significant costs afforded to them, it was suggested that the Section 106 contributions were released at triggers.

Committee discussed how these monies could be released noting the concerns raised by the Ribble Rivers Trust in respect of the cost of the project and the cash flow of a small trust.

Councillor Allan Knox was given permission to speak on this item.

RESOLVED: That Committee

1. authorise the release of £15,500 of the receipted Section 106 funds to Ribble Rivers Trust on completion of a management plan for the site;
2. authorise the payment of invoices from Ribble Rivers Trust which appends a copy of the invoice from the contracts appointed to undertake one of the three main elements of the work at the Lodge within 10 working days of receipt to the amount of £174,500;
3. authorise the payment of invoices from Ribble Rivers Trust (which appends a copy of the invoice from the contractor appointed to undertake on the three main elements of the work at the Lodge (within 10 working days of receipt) for the further amount of £150,414.50 (on the proviso that the Council firstly takes receipt of the expected Section 106 contributions associated with this Lodge); and
4. grant delegated authority to the Director of Economic Development and Planning to agree any minor changes to the above release of funds to Ribble Rivers Trust in consultation with the Chair and Vice Chair of Committee.

513 APPEALS UPDATE – HAMMOND GROUND

The Director of Economic Development and Planning submitted a report for Committee's information with an update following the appeal decision at Hammond Ground. On 14 November 2018 the Planning Inspector dismissed the appeal on the basis that substantial harm would arise to the character and appearance of the countryside. Officers and Counsel considered that the fact that the appeal was considered as an informal hearing enabled the Inspector to concentrate purely on landscape matters without matters in respect of housing land supply coming into the equation. This also allowed for a more interactive approach giving greater opportunities to the local residents taking part without any formal Examination taking place.

RESOLVED: That the report be noted.

The meeting closed at 7.55pm.

If you have any queries on these minutes please contact Nicola Hopkins (414532).