

Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 March 2019 starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Knox
R Bennett	J Rogerson
I Brown	R Sherras
S Brunskill	R Thompson
M French	N Walsh
S Hind	

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

Also in attendance: Councillors A Knox, G Mirfin and G Scott.

687 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors P Dowson and T Hill.

688 MINUTES

The minutes of the meeting held on 7 February 2019 were approved as a correct record and signed by the Chairman.

689 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor S Hind declared a non-pecuniary interest in planning application 3/2018/1040 and Councillor S Atkinson declared an interest in planning applications 3/2018/0943 and 3/2018/1040.

690 PUBLIC PARTICIPATION

There was no public participation.

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

Councillor S Atkinson declared an interest in the next item of business and left the meeting.

1. APPLICATION REF: 3/2018/0943
GRID REF: SD 376631 443898

DEVELOPMENT DESCRIPTION:

RESIDENTIAL DEVELOPMENT OF UP TO NINE UNITS (RESUBMISSION OF APPLICATION 3/2018/0582) AT LAND TO THE SOUTH OF CHATBURN OLD ROAD, CHATBURN

REFUSED for the following reason:

1. The proposal is considered contrary Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of new dwellings in the open countryside without sufficient justification. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals which would have an adverse impact on the implementation of the planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.

(Mr Pyecroft spoke in favour of the above application. Mr Whittaker spoke against the above application. Councillor G Scott was given permission to speak on the above application).

(Councillor S Hind declared an interest in the next item of business and left the meeting. Councillor S Atkinson remained outside the meeting).

2. APPLICATION REF: 3/2018/1040
GRID REF: SD 374128 441359

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS FROM PLANNING PERMISSION 3/2017/0262 INCLUDING CONDITIONS 2 (SUBSTITUTION OF AMENDMENTS TO APPROVED PLANS), 3 (EXTERNAL EXTRACTION, AIR CONDITIONING AND VENTILATION), AND CHANGES TO INTERNAL LAYOUT FOR THE WEAVING SHED TO FACILITATE CINEMA USE AND OFFICE SPACE AT HOLMES MILL, GREENACRE STREET, CLITHEROE

The Head of Planning Services reported upon 8 additional letters of objection regarding highways and one with regard to noise. He also reported that Lancashire County Council had submitted a further response following receipt of additional information but still recommended refusal on highway safety grounds.

DEFERRED AND DELEGATED to the Director of Economic Development and Planning subject to a S106 Agreement in relation to the progression of an appropriate TRO and subject to the following conditions:

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:

Location Plan 14 59 Ex 0 Rev A
Proposed Ventilation layout 18115-M-57
Weaving Shed Proposed Elevations Plan 1459 PL3000 Rev G
Weaving Shed Proposed Ground Floor Plan 1459 PL30 Rev E

Weaving Shed Proposed First Floor Plan 1459 PL31 Rev E
Proposed Roof Plan 1459 PL32 Rev D and emails dated 15/01/19 and
16/01/19.
Proposed Drainage Plan 14/59 BR05 Rev B

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

2. All external extraction, air conditioning and ventilation equipment shall be installed in complete accordance with the approved details prior to the units being brought into use.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

3. The plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles as approved under condition 1, shall be implemented concurrently with the development and thereafter retained. The approved provision shall be provided prior to the first use of the cinema.

REASON: In order that the Council may be satisfied that adequate provision for the storage and collection of waste will be provided on site.

4. Servicing and deliveries shall take place in accordance with the approved management plan (Croft Transport Solution's Transport Report dated March 2017) at all times. The agreed scheme shall be implemented and maintained whilst the use remains in operation. Other than in the case of an emergency, the accesses on Woone Lane and Greenacre shall not be used for servicing during the hours of 0830 – 0900 and 1500-1545 on weekdays during school term time.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety.

5. The development hereby approved shall be undertaken in accordance with the approved 'Phase 1 Construction Method Statement', 'Phase 2 Construction Method Statement' and 'Phase 3 Construction Method Statement'.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety.

6. Within 6 months of the grant of planning permission, the site access and required, off-site highway improvement works shall have been constructed in accordance with the approved details as set out in Croft Transport Solution's Transport Report dated March 2017.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety.

7. The Framework Travel Plan (included within Croft Transport Solution's Transport Report dated March 2017) hereby approved shall be implemented in accordance with these agreed details

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety.

8. This permission does not give consent to the Woone Lane personnel doors and service yard gates and further details shall be submitted to and agreed in writing by the Local Planning Authority within 6 months of the date of this permission. The doors and gates shall thereafter be completed in accordance with the approved details.

REASON: In order to ensure a satisfactory design of the building and in the interests of highway safety.

9. Prior to the proposed development being brought into use, all remedial works to limit noise from the site shall be carried out, in accordance with the Noise Assessment by Miller Goodall dated January 2015.

REASON: To protect the amenities of occupiers of nearby properties from noise.

10. All fixed plant and equipment used within the development should be designed to give a rating level (as defined in BS4142:2014) no greater than 5dB above the night time LAF90(5min) or the daytime LAF90 (1 hour) whichever is the most appropriate, when measured 4 metres from the nearest residential properties. The plant noise emission limits shall not exceed:-

- Day: 48 dB LAeq
- Night: 33 dB LAeq

Following substantial completion of the development hereby approved or before 31 December 2018, whichever comes sooner, an assessment (including tonal assessment) of the operational noise levels shall be submitted to the Local Planning Authority with recommendations and a programme of works and timings to comply with the above limits and attenuate any specific tones as identified. The approved recommendations shall be carried out within the approved timescale.

REASON: To protect the amenities of occupiers of nearby properties from noise and comply with Policy DMG1 of the Ribble Valley Core Strategy adopted version.

11. Only the approved external lighting details, included in Oldfield Lighting's report ref. 16.071.01 Rev B, may be used in the development.

REASON: To protect the amenities of occupiers of nearby properties from excessive light pollution and in the interest of visual amenity.

12. The drainage and surface water management system shall be implemented in accordance with the surface water management and maintenance plan dated July 2018 and Drainage plan 14/59 BR05 Rev B. Precise details of the Water butts shall be submitted to approved in writing by the Local Planning Authority within 1 month of the date of this permission and fully implemented within 3 months of this permission.

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.

13. Prior to commencement of use of the cinema details of a scheme showing parking provisions within the site, public access and availability to other public car parks, in connection with publicity, marketing and use of the cinema shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented before commencement of use of the cinema.

REASON: In order to ensure that users are made aware of adjacent public car parking facilities and to encourage people to use either on site or public car parking rather than adjacent on street highway parking to minimise the impact on residential amenity and highway safety.

(Mr Warburton spoke in favour of the above application. Councillor A Knox was given permission to speak on the above application).

(Councillors S Atkinson and S Hind returned to the meeting).

3. APPLICATION REF: 3/2018/1134
GRID REF: SD 365531 432129

DEVELOPMENT DESCRIPTION:

TO CREATE AN ADDITIONAL FARM WORKERS DWELLING AT HAWKSHAW FARM, LONGSIGHT ROAD, CLAYTON LE DALE BB2 7JA

GRANTED subject to the following conditions:

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

REASON: Required to be imposed 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 relate to the development as shown on:

Site Location Plan 1:2500
Existing and Proposed Site Plan 1:500
Elevations 1:100 + 1:200
Plan (floor plans) 1:50

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

3. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry, or a dependant of such a person residing with him or her or a widow or widower of such a person.

REASON: For the avoidance of doubt as permission has been granted for the dwelling on the basis of its occupation by an essential rural worker in a location where a dwelling for general occupation would not normally be permitted.

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: To ensure that the materials to be used are appropriate to the locality.

5. The dwelling hereby permitted shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details.

REASON: To ensure a visually satisfactory form of development.

6. The proposed Velux roof lights shall be of Conservation Type, recessed with a flush fitting, and shall be retained as such in perpetuity.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

REASON: To secure proper drainage.

8. The parking 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 the dwelling; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the site.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Classes A, B, C, D, E) or any subsequent re-enactment thereof no extension to the dwelling(s), porch, garden shed, greenhouse, garage or car port shall be erected nor any hardstanding area extended other than those expressly authorised by this permission.

REASON: In the interests of visual amenity and to exercise control over the development which is justified on the basis of the need for this type of accommodation.

4. APPLICATION REF: 3/2018/1137
GRID REF: SD 373276 436247

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE OF FIRST FLOOR OF FORMER MAUREEN COOKSON BUILDING FROM RETAIL (A1) TO RESTAURANT (A3) AT 1 GEORGE STREET, WHALLEY (RESUBMISSION OF PLANNING APPLICATION 3/2018/0953)

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

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

18 – 304 001
18 – 304 101
18 – 304 102 Rev B (amended plan received 20/02/19)
18 – 304 103 Rev B (amended plan received 20/02/19)
18 – 304 104

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

Amenity

3. The use of the restaurant hereby approved shall be restricted to the hours between 09:00 – 23:00 Monday to Saturday (inclusive) and between 09:00 – 22:30 on Sundays and Bank Holidays.

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

4. There shall be no deliveries to the site or collections from the site, including waste/recycling collections, outside the hours of 08:00 – 18:00 on any day.

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

5. Prior to the restaurant hereby approved being brought into use, details of the appearance, siting and technical specification of any external ventilation ducting and/or plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and the ducting/plant shall be in place and in full working order prior to the first use of the restaurant hereby approved and shall be maintained and retained in accordance with the approved details.

REASON: To safeguard the living conditions of the occupants of nearby residential premises and in the interest of visual amenity in the Whalley Town Centre Conservation Area.

6. The development hereby permitted shall be designed so that the Rating Levels for cumulative noise from all plant and machinery associated with the development shall not exceed the existing background noise level (LA90) at the external façade of the nearest noise sensitive premises as assessed in accordance with British Standard 4142 (2014) or any subsequent replacement national standards.

REASON: To minimise the risk of noise pollution that may cause nuisance and harm to the amenity and/or health of occupiers of the nearby buildings.

7. Noise from any amplified music played at the development hereby permitted shall not exceed the background noise level when measured as an LAeq 15min in any one third octave band at the nearest noise sensitive premises.

REASON: To minimise the risk of noise pollution that may cause nuisance and harm to the amenity and/or health of occupiers of the nearby buildings.

Drainage

8. 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.

(Mr S Ronnan spoke in favour of the above application. Councillor G Mirfin was given permission to speak on the above application).

5. APPLICATION REF: 3/2019/0004
GRID REF: SD 372842 437585

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS 2 (APPROVED PLANS) 5 (ENTRANCE ARRANGEMENTS) 8 (TREE PROTECTION) AND 9 (LANDSCAPING SCHEME) OF PLANNING PERMISSION 3/2017/0095 (WHICH WAS FOR VARIATION OF CONDITION 2 OF 3/2015/0024 FOR PROPOSED ERECTION OF BUILDING FOR USE AS A CREMATORIUM AND FUNERAL CHAPEL WITH ASSOCIATED CONSTRUCTION OF A CAR PARK) AT RIBBLE VALLEY REMEMBRANCE PARK, MITTON ROAD, WHALLEY

The Head of Planning Services reported upon an additional representation received from the Archdeacon on Blackburn and an additional letter of objection.

GRANTED subject to the following conditions:

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:

Existing & Proposed Soft Landscape (MR18-012/103E) received 13.03.2019
Proposed Plans and Elevations (P201A)
As built access gates (1735.03.06)

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

2. Precise specifications or samples of external materials to be used in the construction of the canopy including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

3. The building hereby approved shall be faced with natural sandstone, reconstituted slate tile roof and aluminium window frames and doors (finish to RAL 7011/12) as contained within the supporting information.

REASON: To ensure that the materials to be used are appropriate to the locality.

4. Prior to the first use of the building hereby permitted, the existing entrance into the site shall be amended in accordance with the details shown on Drawing Number 1735.03.06, and that the part of the access between the

highway boundary and the entrance gates shall be appropriately surfaced in tarmacadam, concrete block pavements or other approved material.

REASON: To avoid loose surface material from spreading onto the highway in the interests of highway safety.

5. Full details of the colour, form and texture of all hard landscaping (ground surfacing materials) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

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

REASON: In the interests of highway safety.

7. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing trees shown to be retained on drawing MR18-012/103E shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. The tree protection measures shall be inspected by the local planning authority before any site works are begun in accordance with the Tree Protection Monitoring Schedule.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree felling or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development.

8. The approved landscaping scheme (dwg no. MR18-012/103E) shall be implemented in the first planting season following the occupation or use of the development (whichever is the earliest) and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority and in accordance with the Landscape and Habitat Management Plan. 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 the interests of the amenity of the area.

9. Notwithstanding the submitted details, section details at a scale of not less than 1:20 of the proposed boundary treatments/fencing, walling including any coping details shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. 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.

10. The existing earth mound within the site must not be spread within the woodland area beneath the trees. If this earth is not to be used on the site, then it should be removed from the site prior to the first use of the building hereby approved.

REASON: To ensure that this soil is not distributed within the site in a manner that could be detrimental to the long term health and stability of existing trees, in the interests of visual amenity.

11. The control of non-native species shall be carried out in accordance with the approved method statement produced by Bowland Ecology dated January 2016 to the satisfaction of the Local Planning Authority.

REASON: To ensure that there is no risk of further spread of a non-native plant species and to ensure that there are no residue non-native plant species parts remaining on the site, in the interests of protecting the native ecology of the site.

12. The development hereby permitted shall be carried out in full compliance with the submitted Ecological Impact Assessment dated March 2017. In particular, the recommendations and mitigation measures detailed in Section 5 of the Assessment shall be carried out in their entirety to the satisfaction of the Local Planning Authority.

REASON: In the interests of preserving and enhancing the ecology, flora and fauna of the site including a European Protected Species (Bats).

13. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England Licence (numbered 2018-37009-EPS-MIT) submitted with discharge of condition application 3/2018/1145 shall

be fully implemented and adhered to throughout the lifetime of the development

REASON: To ensure the protection of species protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and 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.

14. The development hereby approved shall be carried out in accordance with the Drainage Strategy (Rev B) dated March 2017 subject to approval by United Utilities.

In the event that the submitted drainage scheme is considered unacceptable, an amended foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development and shall be maintained and managed in accordance with the approved details in perpetuity.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

INFORMATIVE

This permission does not include any consent, approval or licence necessary for the proposed development under building regulations of any other statutory enactment and the development should not be commenced until all consents are obtained.

(Mr D Daniels spoke in favour of the above application. Mr D Buckley spoke against the above application. Councillor G Mirfin was given permission to speak on the above application).

6. APPLICATION REF: 3/2019/0014 (LBC)
GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

REPLACEMENT OF TWO STONE LINTELS THAT ARE DAMAGED BEYOND REPAIR AND TO REPLACE THEM WITH WADDINGTON FELL GRITSTONE LINTELS 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.

7. APPLICATION REF: 3/2019/0064
GRID REF: SD 365789 432677

DEVELOPMENT DESCRIPTION:

USE OF LAND AS STORAGE COMPOUND AND CONSTRUCTION OF BUILDING FOR VEHICLE SERVICING, WORKSHOP, TOOL STORE, OFFICES AND ANCILLARY ACCOMMODATION FOR A CIVIL ENGINEERING COMPANY (AMENDMENTS TO PLANNING PERMISSION 3/2018/0309 INCLUDING REVISED SITE BOUNDARIES AND NEW ACCESS IN THE ADJACENT FIELD) AT LAND OPPOSITE WOODFIELD GARAGE, LONGSIGHT ROAD, CLAYTON-LE-DALE

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

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 by Section 51 of the Planning and Compulsory Purchase Act 2004

Plans

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

5365 – 01 D – Location Plan
5365 – 03 B – Proposed Plans and Elevations
5365 – 05 E – Proposed Site Plan (amended plan received 05/02/19)

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

Amenity

3. Noise limits from the site shall not exceed the World Health Organisation recommendation of 30dB LAeq at night time within the internal areas of the nearest noise sensitive premises, and 50dB LAeq at the external patio and garden areas of the nearest noise sensitive premises.

REASON: To protect the amenities of occupiers of nearby properties.

4. The use of the land and the building hereby approved shall be restricted to the hours between 07:00 – 20:00 Monday to Saturday inclusive, and not at all on Sundays and Bank Holidays.

REASON: To safeguard the occupiers of adjacent premises from undue noise or other associated disturbance

5. No building or engineering operations within the site or deliveries to and from the site, in conjunction to the construction process, 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: To protect the amenities of occupiers of nearby properties.

6. No external lighting shall be installed on the building 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.

Landscaping/Ecology

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

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development.

8. Unless otherwise agreed in writing with the Local Planning Authority, all trees and hedges shall be retained on site as detailed within the submitted Arboricultural Impact Assessment (project ref: BTC1692). No development shall take place until all the existing trees and hedges within, or directly adjacent to, the site (other than those shown to be removed on the approved documents) 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 the existing vegetation in the interest of visual amenity.

9. Notwithstanding the landscaping details shown on approved plan ref 5365 – 05 E (amended plan received 05/02/19), within three months of commencement of development on site, a detailed scheme showing all new tree/hedge planting shall have been submitted for the written approval of the Local Planning Authority. The submitted scheme shall include the type/species, number, locations and a timetable for implementation of all the new trees/hedges to be planted and the development shall be carried out in strict accordance with the duly approved details and timings, with the areas shown to be landscaped retained as such thereafter. Any trees or hedging removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided to an acceptable level and within a suitable timescale.

10. The proposed 1.8m high earth bund, shown on approved drawing 5365 – 05 E (amended plan received 05/02/19), shall have been provided on site prior to the building or storage/yard area hereby approved being first brought into use. The earth bund shall be retained as approved thereafter.

REASON in the interest of visual amenity and to protect the amenity of neighbouring residents.

11. The development hereby approved shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within section 7 of the submitted Ecological Appraisal (Ref: 5046 20th December 2018).

REASON: In the interests of biodiversity and to enhance opportunities for species of conservation concern and reduce the impact of development.

12. No above ground level works shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a bird/bat species site plan and include the exact locations of the artificial bird nesting boxes and artificial bat roosting boxes, as well as the type/design of boxes to be installed.

The artificial bird/bat boxes shall be installed and made available for use before the building/use of the site (whichever is sooner) hereby permitted becomes operative 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 protected species.

Highways

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or amending that Order) there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed access/entrance from the continuation of the nearer edge of the carriageway of Longsight Road to points measured 215m in each direction along the nearer edge of the carriageway of Longsight Road, from the centre line of the access.

REASON: To ensure adequate visibility at the site access.

14. No works associated with connecting the approved access to the public highway (Longsight Road) shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority. The access shall be constructed in accordance with the approved details and shall be available for use prior to the land or building (whichever is sooner) hereby approved being first brought into use.

REASON: In order to satisfy the Local Planning Authority that the details of the access are acceptable before work commences on site.

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

16. The construction of the development hereby approved shall be carried out in complete accordance with the details submitted within the document titled: "*Construction Phase Plan – Dated 1st March 2019*" (received 05/03/19)".

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

Drainage

17. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Strategy, BEK/18385/181218/1/OCCE Rev A- Dated 18 December 2018 (prepared by BEK). The development shall be completed in accordance with the approved details and for the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer.

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.

INFORMATIVE:

- The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433
- 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.
- The applicant is advised that the new site access, will need to be constructed under a section 278 agreement of the 1980 Highways Act. 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 is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for "278 Agreement".
- This consent does not give approval to a connection being made to the County Council's highway drainage system.

(Judith Douglas spoke in favour of the above application).

8. APPLICATION REF: 3/2019/0088 (LBC)
GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

REPLACEMENT OF ONE STONE MULLION THAT IS DAMAGED BEYOND REPAIR. REPLACEMENT WITH WADDINGTON FELL GRITSTONE MULLION TO THE SAME PROFILE AND SIZE AS EXISTING 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.

9. APPLICATION REF: 3/2019/0097
GRID REF: SD 372904 441529

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF ONE NEW SINGLE STOREY, PITCHED-ROOF CLASSROOM/STORAGE/TOILET BUILDING TO THE REAR OF THE EXISTING FOOTBALL PITCH. ADDITIONAL BALL STOP NETTING TO BE ADDED TO THE TOP OF THE PREVIOUSLY APPROVED FENCING TO AN OVERALL HEIGHT OF 6 M ON THE EDISFORD ROAD SIDE OF BOTH FOOTBALL PITCHES AT PLAYING FIELD EDISFORD ROAD CLITHEROE BB7 3LA

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:

Elevations and Location Plan	ESCP-002 Rev A
Floor Plan	ESCP-003
Ball stop Netting Plan	RVBCR019-5

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

Materials

3. Notwithstanding the submitted information 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.

10. APPLICATION REF: 3/2018/0956
GRID REF: 374153 444412

DEVELOPMENT DESCRIPTION:

APPLICATION FOR RETENTION OF UNAUTHORISED ALTERATIONS AND NEW WORKS AT FIRST FLOOR TO CREATE FIVE GUEST BEDROOMS AT 3 MILLSTONES INN WADDINGTON ROAD, WEST BRADFORD BB7 4SX.

APPROVED subject to the following conditions:

1. The works to which this application relates shall be begun before the expiration of three years from the date of this consent.

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. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

Proposed First Floor Plan PHA/3M/1000A received on 18/01/19
Site Layout Plan Drwg No 103
Site Location Plan

REASON: To ensure that the development as carried out does not vary from the approved plans.

3. Precise specifications of proposed rooflights, internal doors and partitions shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved details shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings.

4. Prior to the first use of the five guest bedrooms hereby approved the car park shall be laid out in accordance with site layout plan Drwg No 103 and made available in all respects and thereafter retained (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

REASON: Concerns have been raised in respect of the level of parking at the property and the details are required to ensure that off-street parking provision is maximised within the site.

11. 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

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 further response from the LLFA:

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

Location Plan ALP/19- DWG 00

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

Finished floor levels plans Drawing Alpe 14b / dwg 02 Amendment F.

Site Layout Plan Alp/19/Dwg 20A Revision A

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 be occupied 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.

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.

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, full details of a proposed landscaping scheme, including the off site land shown on plan reference ALP/19 Dwg 20A Rev A, 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 the promotion of sustainable forms of transport and aid social inclusion in the interest of highway safety.

14. Within 3 months of this planning approval 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.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

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

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 the 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 Specification for Construction of Estate Roads.

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

INFORMATIVE

The applicant is advised of the need to enter into a S278 Agreement of the Highways Act 1980 Act 1980 with the LCC in relation to waiting restrictions required for the access onto Lincoln way and improvements to the public rights of way.

12. APPLICATION REF: 3/2018/0914
GRID REF: SD 373571 436510

DEVELOPMENT DESCRIPTION:

ERECTION OF 188 NEW DWELLINGS INCLUDING MEANS OF ACCESS AND ASSOCIATED WORKS. TO INCLUDE 57 AFFORDABLE DWELLINGS (29 AFFORDABLE RENT AND 28 SHARED OWNERSHIP). LAND OFF CLITHEROE ROAD WHALLEY (LAWSONSTEADS PHASE 2) BB7 9RG

DEFERRED and DELEGATED to the Director of Economic Development and Planning 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 Economic Development and Planning 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. The development hereby approved must be begun not later than the expiration of 18 months beginning with the date of this permission.

REASON: Required to be imposed 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 within the following documentation/drawings:

- Location Plan 2001 Rev: B

- Existing Site Plan 2005 Rev: B
- Proposed Site Plan (GF Plans) AA7403 2010 Rev: D
- Proposed Unit Mix Plan (Roof Plans) AA7403 2011 Rev: R
- Proposed Material Locations AA7403 2012 Rev: D
- Proposed Surface Treatment Layout AA7403 2013 Rev: D
- Proposed Boundary Treatments AA7403 2014 Rev: C
- Proposed Boundary Layout AA7403 2015 Rev: C
- Proposed Street Scenes (Sheet 1) AA7403 2020 Rev: D
- Proposed Street Scenes (Sheet 2) AA7403 2021 Rev: D
- Proposed Street Scenes (Sheet 3) AA7403 2022 Rev: E
- Existing and Proposed Sections 01 AA7403 2030 Rev: C
- Existing and Proposed Sections 02 AA7403 2031 Rev: A
- House Type A 2050 Rev: J
- House Type B 2051 Rev: J
- House Type C 2052 Rev: J
- House Type D 2053 Rev: J
- House Type F 2055 Rev: J
- House Type G 2056 Rev: J
- House Type H 2057 Rev: J
- House Type J 2059 Rev: J
- House Type K 2060 Rev: H
- House Type L 2061 Rev: H
- Apartment Type M 2064 Rev: G
- Apartment Type N 2065 Rev: G
- Garage Types 2066 Rev: B
- PROW Interface with Proposed Paths AA7403 SK16
- Green Infrastructure Plan AA7403 L1100 Rev: K
- Sales Area AA7403 SK17
- Proposed Landscape Buffer AA7403 SK12 Rev: A
- Kompan NRO810 – Wobble Bridge
- Kompan NRO821 – Balance Posts with Rope
- Kompan NRO827 – Balance Beam on Springs
- Kompan NRO834 – Tree Climber
- Kompan NRO865 – Agility Trail 6
- Kompan FSW20100 – Parallel Bars
- Kompan FSW20200 – Dip Bench
- Kompan FSW20400 – Decline Bench
- Kompan FSW20501 – Wide Overhead Ladder
- Kompan FSW20600 – Incline Press
- Kompan FSW20700 – Multi Net
- Kompan FSW20900 – Push Up Bars
- Kompan FSW21001 – Triple Parallel Bars High
- Kompan FSW20800 – Pull Up Station
- Butterfly BX/HMP/350003
- Dragonfly BX/HMP/350007
- Tree and hedgerow Survey August 2018 18-0886.02
- Ecological Appraisal September 2018 18-0886.02
- Travel Plan – October 2018

- Transport Statement – October 2018
- Geophysical Survey August 2018
- Geo-Environmental Risk Assessment July 2018
- Geo-Environmental Assessment September 2018
- Air Quality Assessment October 2018

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 hereby approved.

Matters of Design

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the 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 approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. Notwithstanding the submitted details, details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

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. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.

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 upon protected and non-protected species through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

Landscape and Ecology

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of the timings and phasing of the equipping of the public open space provision, play areas and

delivery of the trim-trail/cycle-ways has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall provide the details of the numbers of dwellings, within a phase, to be constructed/occupied prior to each area of usable public open space becoming fully equipped/available for use. The provision and equipping of such areas shall thereafter be carried out in strict accordance with the approved details including the agreed timetable for implementation.

REASON: To ensure the adequate provision for public open space and play areas is brought forward in an appropriate phased manner to serve occupiers/residents of the development and wider community.

6. The landscaping proposals hereby approved shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted. All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

REASON: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

7. Prior to the construction of any of the dwellings(s) hereby approved, details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall 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 development shall be carried out in strict accordance with the approved details and the artificial bird/bat boxes shall be incorporated into the dwelling(s) during the construction stage of the development and be made available for use prior to their first occupation and thereafter retained.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

8. During the construction period, all trees as shown to be retained within the submitted Tree and hedgerow Survey Report (August 2018 18-0886.02) shall be protected in accordance with British Standard BS 5837 (2012) or any subsequent amendment to the British Standard.

All protective fencing shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction' and be erected in its entirety prior to any other operations taking place on the site. The agreed tree protection shall remain in place and be maintained for the duration of the construction phase of the development. For the avoidance of doubt no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protection areas(s) specified.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

9. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March – 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

10. Notwithstanding the submitted details, precise details including a long-term management plan and timings of planting of the landscape buffer margin to the west of plots 143-150 (Proposed Unit Mix Plan AA7403 2011 Rev: R) shall have been submitted to and approved by the Local Planning Authority prior to the construction of any of the aforementioned plot numbers.

The development shall be carried out in strict accordance with the approved details/timings and the approved long-term management plan for the area shall be adhered to for the lifetime of the development.

REASON: To ensure the proposal is satisfactorily landscaped and appropriate to the locality and to ensure that adequate landscape mitigation is provided at an appropriate stage in development to successfully minimise the impacts of the development upon existing neighbouring occupiers.

11. No works to or within 5m of the tree identified as having bat roosting potential (Figure 5 - Ecological Appraisal September 2018) shall be undertaken unless further surveys are undertaken, as specified in section 6.0 of the aforementioned report, have first been submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt, the submitted details shall also specify the requirement for any mitigation (where applicable) and provide precise details, including timings/methodology for the implementation of any required mitigation. The development, including mitigation measures, shall be carried

in strict accordance with the approved details and agreed methodologies/timings.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

Highways

12. 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 Residential and Construction Traffic Management Statement/Plan has been submitted to and agreed in writing by the Local Planning Authority.

For the avoidance of doubt, the statement/plan will detail that other than for residents and following the completion of the extents works as shown on drawing AA7403 SK17, there shall be no direct vehicular access for construction or contractor traffic between the site and Springwood Drive or Fountain Way. The submitted details shall include provisions to ensure appropriate traffic management and how such provisions will remain in place, on a phased basis, for the duration of the construction phase of the development. The development shall be carried out in strict accordance with the approved details.

REASON: To limit the number of access points to the highway network and mitigate the potential negative impacts of construction traffic upon the safe operation of the immediate highway network within Whalley.

13. No other works other than those (including the construction of 5 dwellings) indicated as 'sales area' on drawing AA7403 SK17 shall be commenced (with the exception of the formation of the estate spine road/A671 link-road and associated works to facilitate the permanent access off A671) until a temporary signalised access for construction traffic off the A671 Whalley Bypass is in operation and the new estate spine road/link-road has been constructed to at least base course level in accordance with a scheme that shall have first been submitted to and agreed in writing by the Local Planning Authority.

REASON: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users or being of detriment to the safe operation of the immediate highways network.

14. No more than 20 units (inclusive of the 5 dwellings/show homes as shown on drawing AA7403 SK17) shall be constructed and occupied until the permanent signalised site access on the A671 has been constructed and is fully operational.

REASON: In the interests of the continued safe operation of the immediate highway during the construction phase of the development.

15. Following the completion of all works (including the construction of 5 dwellings) as indicated as 'sales area' on drawing AA7403 SK17, no construction or contractor traffic shall enter or leave the site via Springwood Drive or Fountain Way.

REASON: In the interests of the continued safe operation of the immediate highway during the construction phase of the development

16. Prior to first occupation of any of the dwellings hereby approved, a Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

The Travel Plan shall be implemented within the timescales 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, the details of which shall be submitted to and agreed by the Local Planning Authority within 2 months of the audit.

REASON: To promote and provide access to sustainable transport options.

17. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:

- A. The siting and location of parking for vehicles of site operatives and visitors
- B. The siting and location for the loading and unloading of plant and materials
- C. The siting and locations of all site cabins
- D. The siting and location of storage of plant and materials used in constructing the development
- E. The siting and locations of security hoarding
- F. The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).
- G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway
- H. 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)
- I. The highway routes of plant and material deliveries to and from the site.
- J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- K. Days and hours of operation for all construction works.
- L. Contact details for the site manager(s)

The approved statement shall be adhered to throughout the construction period of the development hereby approved.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

Flooding and Drainage

18. No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include, as a minimum:
- a) Information about the lifetime of the development, design storm period and intensity, temporary surface water storage facilities, details of the methods employed to delay and control surface water discharged from the site, details of any 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 strategy should demonstrate that post development surface water run-off from the application site will not exceed a maximum rate of 57.7 L/s. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed;
 - c) A site layout plan showing flood water exceedance routes, both on and off site;
 - d) A timetable for implementation, including phasing as applicable;
 - e) Details of water quality controls, where applicable.
 - f) Details of an appropriate management and maintenance plan for the surface water drainage scheme for the lifetime of the development. This should also include details regarding the future management and maintenance of any ordinary watercourses located within or adjacent to the application site.

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 and ordinary watercourses 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 ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

19. 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.

20. 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 the means of ensuring the water mains that are laid within the site boundary are protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water mains from construction activities and the impacts post completion of the development on the water mains infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water mains. Any mitigation measures shall be implemented in full in accordance with the approved details.

REASON: In the interest of public health and to ensure protection of the public water supply.

21. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing D0102, Rev P2 - Dated Aug 18 which was prepared by Civic Engineers. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in strict 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.

Archaeology

22. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a phased 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 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 and that further scheme implemented 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 strict accordance with the agreed details.

REASON: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development site.

Other Matters

23. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the pumping-station/sub-station and/or all utility-structures/buildings and their precise location shall have been submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and responds appropriately to the character of the area.

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

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2018/0500	Land to East Clitheroe Road Barrow	1/11/18 4/10/18	10	With Housing
3/2018/0844	Land off Longsight Road, Langho	10/1/19	42	With Housing
3/2018/0924	Land South West of Barrow & West of Whalley Road Barrow	7/2/19	39	With Housing & Planning

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/0951	Retention of unauthorised decking and structure(s) on land to rear	2 The Dene Hurst Green
3/2018/1042	Proposed single storey extension to the rear, first floor extension to the side and new single storey workshop with decked area	Talbot Bridge Cottage Bashall Eaves
3/2018/1078	Felling of two trees	Longridge Library Berry Lane, Longridge
3/2018/1107	Change of use from (C3) (dwelling) to C2 (residential care) with associated minor alterations to internal layout,	Roall Garth Hesketh Lane Chipping

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2018/1154	replacement of one garage door with combination window frame, installation of new window to rear of garage Single storey extension to rear (south) elevation	18 St Peter's Close Clayton le Dale

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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>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2017/096 1 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)			
3/2018/048 0 R of pp	12/11/18	The Tythe Barn Station Road Rimington	WR	Appellant costs application		Part Allowed, Part Dismissed 18/02/2019 Appellant's costs application dismissed 18/02/19
3/2018/047 4 R of pp	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton	HH appeal procedure Hearing requested (to be confirmed by PINS)			
3/2018/046 8 R of LBC	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton	LB Hearing (to be confirmed by PINS)			
3/2018/044 7 R to vary condition	27/11/2018	Eatoughs Barn Fleet Street Lane Ribchester	WR			Awaiting Decision
3/2018/043 5 R of pp	10/12/2018	32 Hall Street Clitheroe	WR	Appellant costs application		Awaiting Decision
3/2018/081 6 R of pp	22/01/2019	39 Castle View Clitheroe	HH			Awaiting Decision
3/2018/102 0 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Rd Billington	WR (to be confirmed)			
3/2018/091 5 R of outline pp	19/02/19	Daniels Farm Preston Road Alston	WR			Statement due 26/03/2019

<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>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/068 8 R of outline pp	04/02/19	Land off Henthorn Road, Clitheroe	Inquiry		08/05/2019 09/05/2019 10/05/2019	LPA Statement and SoCG by 11/03/2019; Proofs of Evidence no later than 10/04/2019 Witness names, opening/closing statements/evidence in chief/cross examination no later than 17/04/2019 Statement due 12/03/2019
3/2018/102 5 R of prior notification	05/02/2019	Low Laithe Barn Gisburn Road Newsholme	WR			
3/2018/065 1 R of pp	Awaiting start date from PINS	Land adj Glenetta Parsonage Road Wilpshire	WR (to be confirmed)			

695 CAPITAL PROGRAMME 2019/2020

The Director of Resources submitted a report for Members' information of the scheme approved for inclusion in this Committee's 2019/2020 capital programme. This Committee has a capital programme for 2019/2020 of one scheme totalling £14,500.

RESOLVED: That the report be noted.


696 REVENUE AND MONITORING 2018/2019

The Director of Resources submitted a report informing Committee of the position for the period April 2018 to January 2019 of this year's revised revenue budget as far as this Committee is concerned. The comparison between actual and budgeted expenditure shows an overspend of £33,884 to January 2019 of the financial year 2018/2019. After allowing for transfers to and from earmarked reserves, there is an overspend of £37,973.

RESOLVED: That the report be noted.

697 APPEALS

- a) 3/2018/0480 – change of use of agricultural area to allow for the extension of the residential curtilage and first floor extension to the dwelling at The Tythe Barn, Station Road, Rimington – part dismissed/part allowed.

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- b) Application of costs in relation to The Tythe Barn, Station Road, Rimington – award dismissed.

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.55pm.

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