

Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 April 2019, starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

S Atkinson	S Hind
I Brown	J Rogerson
S Brunskill	R Sherras
P Dowson	R Thompson
M French	N Walsh

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

769 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Bennett, T Hill and S Knox.

770 MINUTES

The minutes of the meeting held on 14 March 2019 were approved as a correct record and signed by the Chairman.

771 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

772 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2019/0092
GRID REF: SD 368506 439460

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE OF FORMER STABLES INTO A DWELLING (RE-SUBMISSION OF PLANNING APPLICATION 3/2018/0009) AT BROWNS STABLES AT STOCKBRIDGE OFF KNOWLES BROW HURST GREEN BB7 9QU

The Director of Economic Development and Planning informed Members of an amended plan that had been received which addressed the concerns of the Highway Authority.

REFUSED for the following reasons:

1. The proposal is considered contrary to Policies DMH3 and DMH4 of the Ribble Valley Core Strategy by reason of its location and degree of separation from existing buildings or settlements which would lead to the creation of an isolated new dwelling in the Forest of Bowland AONB without sufficient justification and would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to an unsustainable form of development in an isolated location that does not benefit from local services or facilities, placing further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development.
2. The proposal, by virtue of the impact of domestic paraphernalia such as parked vehicles, sheds, washing lines, children's play equipment and fence lines, would represent an urban encroachment to the significant detriment of the character and appearance of the protected landscape, contrary to Core Strategy Key Statement EN2 and policies DMG1, DMH3, DMH4 and DME4 of the Ribble Valley Core Strategy and NPPF paragraph 115.

(Peter Hitchen spoke in favour of the above application.)

2. APPLICATION REF: 3/2018/0975
GRID REF: SD 360397 438052

DEVELOPMENT DESCRIPTION:

APPROVAL OF RESERVED MATTERS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOR PHASES 2 AND 3 FOR THE ERECTION OF 193 DWELLINGS, PURSUANT TO OUTLINE PLANNING PERMISSION 3/2017/0232. LAND EAST OF CHIPPING LANE, LONGRIDGE

The Director of Economic Development and Planning informed Members that following receipt of revised acceptable landscaping details, the recommendation should now be approved, not deferred and delegated. An additional letter of objection had also been received.

APPROVED 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:
 - 459-LP0-4 – Location Plan
 - 459-PL04 Rev: 5 – Planning Layout
 - 459-ML04 Rev: 3 – Materials Layout
 - 459-BL04 Rev: 3 – Boundary Treatments Layout
 - 459-BTD02 - Boundary Treatment Details
 - 459-SH04 Rev: 3 – Storey Heights Layout
 - 459-RS04 Rev: 3 – Refuse Strategy

- 459-HL04 Rev: 3 – Hard Landscaping Layout
- 459-SS05 Rev: 2 – Streetscapes
- 459-ED-02 – Proposed Finished Floor Levels
- 459-ED-04 – Cross Sections
- BBLD 00CE-01 Bedale
- BALD 00CD-01 Alderney
- BDER 00CD-01 Derwent
- BHLN 00CD-01 Halton
- BKNL-00CE-01 Kenley
- BKIS 00CE-01 Kingsville
- BMAI 00CE-01 Maidstone
- BMMS 00CE-01 Moresby
- BTHO-00CD-01 Thornton
- BWIE 00CD-01 Windermere
- HBC2 1BRE/02 Belmont
- TBC-01 Brandon
- 11319_R10_AMS_CG_JW_171018 Arb Method Statement
- 11319_R05_GCN Survey Report_LRD_JW_151018
- 11319_R06a_Badger Survey Report_LRD_MM_171018
- BLUT 00CD-01 Lutterworth
- BALD 5BRD-01 Alderney Brick & Render
- BBLD 5BRE-01 Bedale Brick & Render
- TBC-01 Brandon Brick & Render
- BKNL 5BRE-01 Kenley Brick & Render
- BLUT 5BRE-01 Lutterworth Brick & Render
- BMAI 5BRE-01 Maidstone Brick & Render
- BMMS 5BRD-01 Moresby Brick & Render
- BALD MSRDR-01 Alderney Stone & Render
- BDER 5SRD-01 Derwent Stone & Render
- BKNL 5SRE-01 Kenley Stone & Render
- BKIS 5SRE-01 Kingsville Stone & Render
- BLUT 5SRE-01 Lutterworth Stone & Render
- BMAI 5SRE-01 Maidstone Stone & Render
- BMMS 5SRD-01 Moresby Stone & Render
- BWIE 5SRD-01 Windermere Stone and Render
- 11319/P73A Landscape Strategy Plan II/RP
- 11319/P74 Rev A Sheets 1-3
- 11319/P74 Rev A Sheets 4-6
- 11319/P75 LEAP Plan
- 11319/P76 Trim Trail Plan
- 11319 R08A Landscape Management Plan
- 11319 R11B Landscape Statement

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

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted 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.

3. The new estate roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level prior to the commencement of any development within the phase(s) hereby approved.

REASON: To ensure that satisfactory vehicular access is provided to the site before the development hereby approved commences.

4. 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 phasing and timings of the delivery of the provision and equipping of usable public open space, cycleways and play areas have 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 to be constructed/occupied prior to each of the areas of usable public open space being made 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.

5. Prior to the installation of the 'Emergency Link' access to Redwood Drive, full details of the proposed access and how it will be restricted to the purposes of emergency vehicles and pedestrian access shall be submitted to and agreed by the Local Planning Authority.

The 'Emergency Link' shall be constructed in strict accordance with the approved details and thereafter only be used for the purposes of emergency vehicles and pedestrian access.

REASON: To ensure the adequate provision for access by emergency vehicles.

6. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene and limits parking upon the highway.

(Ian Hilliker spoke in favour of the above application.)

3. APPLICATION REF: 3/2018/1037
GRID REF: SD 374962 443254

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION (MATTERS OF ACCESS) FOR THE ERECTION OF UP TO 19 DWELLINGS (INCLUDING 30% AFFORDABLE HOUSING) WITH ACCESS OFF PIMLICO LINK ROAD. LAND OFF PIMLICO LINK ROAD, CLITHEROE BB7 4PZ

The Director of Economic Development and Planning reported that two additional letters of objection had been received.

DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and further work to be undertaken in respect of drainage matters, 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 conditions within the Committee Report:

Timings and Commencement

1. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years 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 two years 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 consent hereby approved relates to the following drawings/submitted information:

Proposed Site Plan: 4347-04 Rev: H
Location Plan: LAN134537 (Amended 13/3/19)
Ecological Impact Assessment September 2018
Tree Survey (Arboricultural Impact Appraisal)

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

3. No more than 19 dwellings shall be developed within the application site edged red on the submitted Proposed Site Plan: 4347-04 Rev: H

REASON: To define the scope of the consent and quantum of development hereby approved in the interests of the appropriate development of the site and in the interests of the visual amenities of the area.

Matters of Design

4. The submission of reserved matters relating to layout shall include the provision of and precise details of the 'new public footpath' as shown on drawing 4347-04 Rev: H and precise details as to how it will interface with existing footways within the vicinity.

The agreed footpath details shall be implemented in full and be made available for use prior to any of the dwellings hereby approved being first occupied.

REASON: To ensure that future occupiers of the development hereby approved have adequate walkable access to existing pedestrian routes within the vicinity and to ensure that the development encourages sustainable modes of movement and travel.

5. The submission of reserved matters relating to layout shall be accompanied by elevational details including the alignment, 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 also 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 (including those within residential curtilages) to encourage terrestrial species movement.

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 protecting residential amenity, 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.

6. The submission of reserved matters relating to layout shall be accompanied by a further detailed acoustic survey. For the avoidance of doubt the survey shall determine the internal noise levels within habitable rooms and at the boundaries of any residential dwellings and provide suggested adequate

mitigation measures where necessary from adjacent/nearby sources of noise disturbance.

The agreed mitigation measures shall be implemented within the development prior to first occupation of any of the dwellings hereby approved.

REASON: In the interests of protecting the residential amenity of future occupiers from noise and disturbance from adjacent activities and sources of disturbance or noise.

7. 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 site/street lighting has been submitted and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall demonstrate that there will be no artificial illumination (above existing levels) of retained and created habitats such as boundary trees, bat roosts, bat foraging and commuting habitat, or ponds. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK*, 2009). The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of the biodiversity of the site and to minimise/mitigate the potential impacts resultant from the development

Landscape and Ecology

8. Each submission of reserved matters in respect of appearance 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 within the development hereby approved.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

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

9. Each submission of reserved matters in respect of landscaping shall include details as to how the 'habitat recommendations' (Ecological Impact Assessment - Simply Ecology Ltd Dated September 2018) will be implemented within the development.

For the avoidance of doubt the submitted details shall include the precise nature and location of all habitat enhancements including the timings/phasing's for their installation/implementation. The development shall be carried out in strict accordance with the approved details including the agreed timings/methodology for their installation/implementation.

REASON: In the interests of the biodiversity of the site and to minimise/mitigate the potential impacts resultant from the development

10. 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 mitigation/enhancement proposals for bats and birds as contained within Ecological Impact Assessment (Simply Ecology Ltd Section 5.2) Dated September 2018, have been submitted to and agreed in writing by the Local Planning Authority.

The agreed mitigation measures shall be implemented in full prior to the commencement of any other development.

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

11. 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.

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

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.

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 unless and until a scheme for protective fencing for trees and hedgerow within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. The agreed fencing/protection shall be erected in its entirety prior to any other operations taking place on the site and shall not be breached nor removed during development.

Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

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.

Site Details

13. 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 and the visual amenities of the area.

Highways/ Construction Management

14. 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:

- The siting and location of parking for vehicles of site operatives and visitors
- The siting and location for the loading and unloading of plant and materials
- The siting and location of storage of plant and materials used in constructing the development
- The siting and locations of security hoarding
- The siting and locations of all site cabins
- 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) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
- 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)

- The highway routes of plant and material deliveries to and from the site.
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- Days and hours of operation for all construction works.
- 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.

15. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other construction work takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the construction of the development hereby permitted commences.

16. No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway 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.

Flooding and Drainage

17. As part of any reserved matters application and prior to the commencement of any development, the following details shall be submitted to, and approved in writing by the Local Planning Authority.
 - A. Information about the lifetime of the development design storm period and intensity, surface water discharge rates and volumes (both pre and post development), temporary surface water storage facilities, means of access for maintenance and easements where applicable, methods employed to delay and control surface water discharged from the site and details of flood levels in AOD;
 - B. The drainage scheme should demonstrate that surface water run-off will not exceed the existing pre-development runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - C. A plan showing overland flow routes and flood water exceedance routes, both on and off site;
 - 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. 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.

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

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

19. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

(Paul Tunstall spoke in favour of the above application.)

774 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	Out for Signature
3/2018/0844	Land off Longsight Road Langho	10/1/19	42	With Agent
3/2018/0924	Land South West of Barrow & West of Whalley Road Barrow	7/2/19	39	With Agent
3/2018/0914	Land off Clitheroe Road (Lawsonsteads Phase 2) Whalley	14/3/19	188	With LCC

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APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0149	Regularisation of existing Biomass Boiler with chimney	Moorgate Farm Kenyon Lane, Langho
3/2019/0168	Change of use on Unit 5 (currently rated industrial/business unit) to a D5 unit for use as a bespoke membership gym	Unit 5 Barrow Brook Trade Park

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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>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)			
3/2018/0474 R of pp	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton BB7 9PQ	HH appeal procedure Hearing requested (to be confirmed by PINS)			
3/2018/0468 R of LBC	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton BB7 9PQ	LB Hearing (to be confirmed by PINS)			
3/2018/0447 R to vary condition	27/11/2018	Eatoughs Barn Fleet Street Lane Ribchester PR3 3XE	WR			Appeal allowed 22/03/2019
3/2018/0435 R of pp	10/12/2018	32 Hall Street Clitheroe BB7 1HJ	WR	Appellant costs application dismissed 14/03/2019		Appeal dismissed 14/03/2019
3/2018/0816 R of pp	22/01/2019	39 Castle View Clitheroe BB7 2DT	HH			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Road Billington BB7 9JE	WR (to be confirmed)			
3/2018/0915 R of outline pp	19/02/19	Daniels Farm Preston Road Alston PR3 3BL	WR			Awaiting Decision

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0688 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 10/04/20 19; Witness names, opening/closi ng statements/e vidence in chief/cross examination no later than 17/04/2019 Awaiting Decision
3/2018/1025 R of prior notification	05/02/2019	Low Laithe Barn Gisburn Road Newsholme	WR			Awaiting Decision
3/2018/0651 R of pp	01/03/2019	Land adj Glenetta Parsonage Road Wilpshire BB1 4AG	WR			Awaiting Decision
3/2018/0582 R of permission in principle	Awaiting start date from PINS	Land to the south of Chatburn Old Road Chatburn	Hearing			
3/2018/0768 R of pp	Awaiting start date from PINS	Land at Osbaldeston Lane, Osbaldeston	WR (to be confirmed)			

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VALIDATION CRITERIA

The Director of Economic Development and Planning submitted a report requesting Committee to approve a draft version of the Validation Criteria for a consultation period of 6 weeks. Following the consultation period the Validation Criteria list would be reported back to Committee for final approval.

The Council's current validation checklists date back to 2013 and required updating. The checklist includes national validation requirements which are statutory requirements for all applications and a local list of supporting documents that may be required depending on the nature and scale of an application. The intention of the checklist is to assist applicants when submitting planning applications to ensure that the planning applications can be validated on receipt.

The consultation would be sent to a selection of agents/developers who are active within the borough; all Elected Members, Parish Councils and would also be available to view of the Council's website.

RESOLVED: That Committee

1. approve the draft Validation Criteria for consultation with the final version of the criteria being brought back to a subsequent Committee post consultation for approval; and
2. delegate the method of consultation to the Director of Economic Development and Planning.

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APPEALS

- (a) 3/2018/0435 – demolition of existing property and associated outbuildings and proposed erection of 6no. 3-bed town houses at 32 Hall Street, Clitheroe – appeal dismissed.
- (b) Costs application in relation to 32 Hall Street, Clitheroe – dismissed.
- (c) 3/2018/0447 and 3/2017/0765 – change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings at Eatoughs Barn, Fleet Street Lane, Ribchester – appeal allowed with conditions.

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside Bodies.

The meeting closed at 7.02pm.

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