

<u>INDEX OF APPLICATIONS BEING CONSIDERED</u>						
<u>MEETING DATE: 28 NOVEMBER 2019</u>						
<u>Application No:</u>	<u>Page:</u>	<u>Officer:</u>	<u>Recommendation:</u>	<u>Site:</u>		
A	APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:					
				NONE		
B	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:					
	3/2019/0666	1	AB	AC	Land south of Lower Road Hothersall	
C	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:					
				NONE		
D	APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED					
				NONE		
E	APPLICATIONS IN 'OTHER' CATEGORIES:					
				NONE		

LEGEND

AC Approved Conditionally
R Refused
M/A Minded to Approve

AB Adam Birkett
AD Adrian Dowd
HM Harriet McCartney

JM John Macholc
RB Rebecca Bowers
SK Stephen Kilmartin

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No 5

meeting date: THURSDAY, 28 NOVEMBER 2019
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

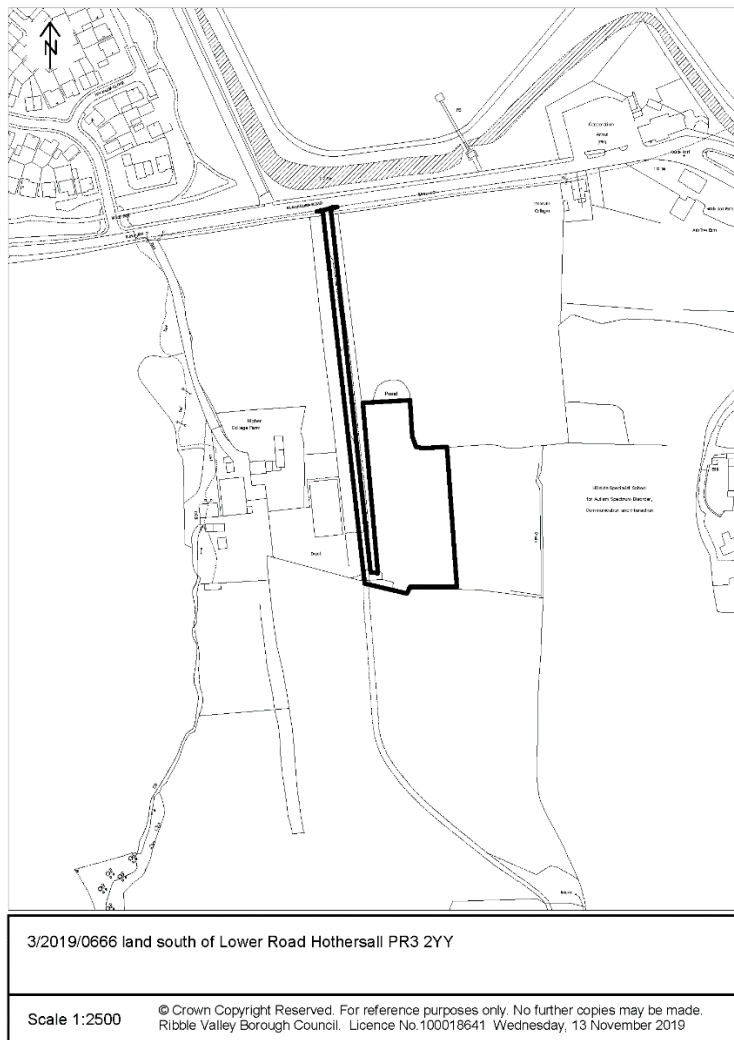
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2019/0666

GRID REF: SD 361564 437093

DEVELOPMENT DESCRIPTION:

ERECTION OF BUSINESS UNITS (USE CLASS B1) COMPRISING THREE NEW BUILDINGS WITH ACCESS, PARKING AND PROVISION OF SECURE COMPOUNDS AT LAND SOUTH OF LOWER ROAD, HOTHERSALL, PR3 2YY



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Hothersall Parish Council

Planning permission was granted on a neighbouring larger site. We were told it was 'essential' to develop this land to offer local businesses premises but to date nothing has happened. Evidence must be provided to show there is demand for such development.

The concern is that, if approved, it will open the floodgates for further applications on neighbouring land. The ecology statement is false and appears to be rewarding the farm for bad land management in the past. Hothersall Parish Council is against the development.

Attention is also drawn to the plans to amend the junction at the Corporation Arms. This is already a dangerous junction and plans submitted to Highways reduce sightlines further. Is it fair that planning is treated this way with applicants playing the system to get permission 'by the back door'.

ADDITIONAL REPRESENTATIONS:

Thirteen objection letters have been received and raise the following:

- Site is unsuitable for the scale of development.
- Land available elsewhere on more suitable sites.
- Road congestion concerns around Longridge and Ribchester.
- Occupants would be mainly reliant on private motor vehicles to access the site.
- Site is adjacent to a wildlife pond.
- No demand for commercial units in this area.
- Existing and additional traffic result in noise for local residents.
- Suitability of the existing access for HGVs.
- Proximity to Hillside School for autistic children.
- The area is an important feeding habitat for curlews which nest nearby.
- No proper drainage from the site.
- Gross intrusion into the open countryside.
- Approval of the application would set a precedent.

1. Site Description and Surrounding Area

- 1.1 The site lies within the open countryside close to the settlement of Longridge and comprises approximately 0.5 hectares of agricultural land to the east of an existing group of buildings at Higher College Farm which includes commercial buildings used by Clegg's Chilled Food Service and Anderton's Ribble Butchers for food processing, packaging and distribution along with external parking and servicing areas. The existing businesses are accessed via a roadway extending from the south side of Lower Lane.

2. Proposed Development for which consent is sought

- 2.1 Consent is sought in outline for the erection of circa 800 square metres of employment falling within use class B1 (business) at Land south of Lower Road, Hothersall. The application seeks outline consent with all matters reserved except for access.

- 2.2 The application proposes to develop the land to the east of the roadway with access from Lower Lane via the existing track. The application site is relatively flat with no distinct landscape features although there are a number of boundary trees and hedges at the site's periphery. The proposals are to development the land to provide units of a smaller size for use by new start-ups and existing small businesses.

3. **Relevant Planning History**

3/2017/0317 - Application for Outline planning permission for industrial units (use classes B1, B2, B8) and associated access, parking, landscaping and services infrastructure with all matters reserved except access. Change of use of farmhouse to office (B1). Approved.

3/2012/0399 - Creation of a private swimming pool for teaching purposes. The pool will only be open for pre-booked lessons. Approved.

3/2006/0329 - Outline application for the erection of rural workshop units. Refused.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 - Development Strategy

Key Statement DS2 - Sustainable Development

Key Statement EN2 - Landscape

Key Statement EN3 - Sustainable Development and Climate Change

Key Statement EN4 - Biodiversity and Geodiversity

Key Statement EC1 - Business and Employment Development

Key Statement DMI1 - Planning Obligations

Key Statement DMI2 - Transport Considerations

Policy DMG1 - General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 - Transport and Mobility

Policy DME1 - Protecting Trees and Woodlands

Policy DME2 - Landscape and Townscape Protection

Policy DME3 - Site and Species Protection and Conservation

Policy DME6 - Water Management

Policy DMB1 – Supporting Business Growth and the Local Economy

Other Material Considerations:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Regulation 14 Longridge Neighbourhood Plan

5. **Assessment of Proposed Development**

- 5.1 The application seeks outline consent with all matters reserved except for access. The main considerations are the principle of the development and highway safety/traffic/public footpath issues. However, the matters of visual amenity, residential amenity and tree/ecological impacts do have to be given some consideration.

5.2 **Principle of Development:**

- 5.2.1 In determining this application it is important to note that major employment development schemes have been improved on adjacent agricultural land. Planning

application 3/2017/0317P for up to 8,000 square meters of mixed use employment floor space was approved in October 2017 on land immediately adjoining the application site. On the opposite side of the roadway used by Clegg's Chilled Food Service and Anderton's Ribble Butchers and to the north of Higher College Farm farmhouse development comprising around 3,000 square meters of mixed use employment was approved under planning application 3/2017/0602. The latter site is also designated in the Council's Housing and Economic DPD (adopted October 15th 2019) as an employment land allocation.

- 5.2.2 It is acknowledged that the site lies in the open countryside and must therefore meet one of six considerations in Policy DMG2 of the Core Strategy to be considered acceptable in this location. This includes development that is considered "essential to the local economy". The approved employment development on adjacent land has not yet been commenced and there remains a requirement for the Council to facilitate the delivery of employment land in order to boost the local economy in accordance with strategic objectives, one of which is to reduce the level of daily out commuting to access employment opportunities.
- 5.2.3 The Council is seeking to address an objective of the provision of employment land and sites to serve Longridge are a particular concern to be delivered as identified in the Employment Land Study Refresh 2013. It should be noted that the employment land requirement of 8 hectares contained in Core Strategy Key Statement EC1 is not expressed as a maximum – it is the minimum requirement to meet the economic needs of the borough to the end of the plan period.
- 5.2.4 The Council's Planning Policy section consider that the proposed scheme would broadly accord with the policies relevant to the consideration of the application including Key Statement EC1 which seeks to direct employment related development towards the three Principal Settlements and Policy DMB1 'Supporting Business Growth' which offers general support for business growth.
- 5.2.5 Considering the site's location, whilst it is not closely related to the main built-up area of Longridge, as required by Policy DMG2, it is in relatively close proximity to the settlement boundary and future occupiers of the site would be within reasonable distance of a range of services and facilities located in Longridge including a newsagents, public house, hot food takeaway and post office amongst others. In determining recent planning applications on adjacent land for both commercial and residential development, it was considered that future occupants would be able to travel by foot, bike or public transport to facilities within Longridge and as such the site's location is judged to be reasonably sustainable.
- 5.2.6 Taking into account the above, it is considered that in principle the development proposal is compliant with the relevant policies of the Core Strategy insofar that they would contribute to the provision of employment land in Longridge, a Principal Settlement, and would potentially result in the creation of up to 20 full-time jobs in a reasonably sustainable location close to the services and facilities in Longridge town centre. The principle of developing this site for employment generating purposes is thus acceptable subject to the other development management criteria being considered.

5.3 Impact on Visual Amenity and Landscape Character

- 5.3.1 This is an outline application and the issues of appearance, landscaping, layout and scale would be considered in detail at reserved matters stage. However, the design approach to the site should be considered at this stage. The intention is to provide three buildings of a flexible nature. The development would be visible from the public highway and also from public footpaths, one of which passes close to the west of the site. Long-distance elevated views would also be available from public footpaths to the north on the north side of Space Mill Reservoirs.
- 5.3.2 The proposed development would be closely related to the existing cluster of commercial buildings at Higher College Farm and subject to a sympathetic design approach which takes into account the maximum overall size and scale of the existing adjacent structures, appropriate external materials and landscaping it is not considered that the proposals would unduly impact on the visual appearance and character of the surrounding landscape.

5.4 Residential amenity of existing and future residents

- 5.4.1 Policy DMG1 of the Core Strategy states that development must not adversely affect the amenities of the surrounding area. The nearest noise sensitive receptor to the application site is Higher College Farm farmhouse 60 metres to the west. However, the farmhouse is situated directly adjacent to buildings used for food processing, packaging and distribution. It is considered that the combination of existing noise generating activities, intervening buildings and the separation distance between the application site and the farmhouse would ensure that occupiers of the farmhouse would not be significantly adversely affected by the development particular given that it does not propose heavy industrial uses.
- 5.4.2 The next closest noise sensitive receptors are around 200 metres from the site. This includes new residential development the north of Lower Road, Woodville Cottages and Hillside Specialist school. The use of the proposed development is for B1 (Business) use and therefore the units could be used for office, research and development or light industrial purposes none of which cause detriment to the amenity of the area as specified in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 5.4.3 It is noted that planning conditions to control noise were imposed on the consent (3/2017/0317P) for up to 8,000 sqm of employment floorspace on land immediately joining the application site however there are fundamental differences to note. The adjacent approved development was on a significantly larger scale, was closer to noise sensitive receptors and proposed a mix of office, industrial and storage and distribution uses which have the potential to generate higher noise levels. It is not considered necessary to impose the same planning conditions on this development should it be approved and each application must be dealt with on its own merits.
- 5.4.4 Having regard to the above, it is recommended that a noise assessment should accompany the reserved matters application(s) in order to identify whether any noise mitigation measures would be required to ensure that noise sensitive receptors are not impacted by the development proposals. However, it is considered that any noise potentially generated by the proposed development

would not result in noise level or disturbance to warrant the submission of a noise assessment at this stage given the nature of the proposed use.

- 5.4.5 In addition it is proposed to impose planning conditions which would further control noise such as restrictions to working hours and deliveries to and from the site

5.5 Impact on ecology and trees

5.5.1 The main body of the site comprises agricultural land with no defining landscape features. The Arboricultural and Ecology Statement submitted with the application states that there are no individual trees or woodland which might be affected by the proposed works. To the north of the site a single Oak tree stands in the field boundary and there are field boundary hedgerows present. It is stated within the document that the proposed building work would be offset sufficiently from all trees and hedges to ensure they are not negatively impacted.

5.5.2 The grassland at the site is improved grassland of low ecological significance. It is noted that specific concerns have been raised by objectors about curlews. Curlews are identified as a Species of Principal Importance for conservation in England (section 41 Natural Environment and Rural Communities (NERC) Act 2006). Whilst this categorisation identifies the importance of specific habitats and species it affords them no legal protection. However, there is a requirement for decision-makers such as public bodies to have regard to the conservation of biodiversity and CS Policy DME3 also requires that development should not adversely affect priority species.

5.5.3 The application site possesses no features of ecological importance that would differentiate from surrounding agricultural land of the same character type. Subject to an appropriate landscaping scheme which includes the retention and protection of existing trees and hedges, submission of a lighting scheme that would avoid excessive light spill which might affect bats foraging/commuting in nearby habitat and the provision of bat and bird roosting features within the proposed buildings to provide biodiversity enhancement it is considered that the development would not result in any adverse harm to biodiversity and would accord with Core Strategy Policy DME3.

5.6 Highway Safety

5.6.1 Consideration must be given at this stage to the detailed design of the access to the application site as proposed and whether the site has suitable capacity to provide suitable parking and manoeuvring facilities. The existing access point onto Lower Lane is already used by the businesses that operate from the adjacent commercial buildings. The applicant has stated that, as the proposed units are designed to cater for new start-ups or small established businesses, the type of vehicle accessing the site is likely to be small/medium size vans.

5.6.2 The County Surveyor has raised no objection to the proposals but expressed concern initially that the proposed units may intensify the existing use of the access. The applicant has provided additional information including swept path analysis to demonstrate that all but the largest vehicles can enter and leave the junction with Lower Lane. Whilst large vehicles (12m rigid and an articulated HGV with a circa 12m container) are able to manoeuvre in and out of the access there is some encroachment onto the opposite side of Blackburn Road. However, there

are no accidents recorded associated with the existing access which is already used for HGV deliveries by Clegg's Chilled Food Service and it is considered that the proposed development would not result in an unacceptable impact on highway safety.

5.6.3 The size of the units proposed would be limited by planning condition to no more than 300 square metres to ensure that they remain suitable for small to medium sized businesses and are therefore not likely to attract HGV traffic with the all the generated traffic typically being either cars or LGV's. It is understood that as part of the land owner's lease to the unit tenants that they will not be permitted to have deliveries made by HGV's however the Council is unable to control the details of any lease and this cannot be relied upon.

5.6.4 Based on the fact that the units are small-scale light industrial units and deliveries would be predominantly by LGVs and that the existing access has and continues to be used for a limited number of HGV deliveries already, it is considered that the small number of HGV movements generated by the proposed development would not adversely impact on highway safety warrant refusal of the application and the Highways Officer's original concerns have been fully satisfied.

5.6.5 The County Surveyor has provided details of some of the information that would be required when considering the site layout at reserved matters stage including a scaled plan showing parking and associated manoeuvring spaces including swept path analysis for vehicles entering and exiting main body of the site.

5.7 Other Matters Raised

5.7.1 With regard to foul water, a non-mains drainage system is proposed. For a non-mains method of foul sewage disposal, estimated flow from the development should be below the threshold of 5m³ per day requiring an Environmental Permit under the Environmental Permitting Regulations 2016 to discharge to surface water or groundwater. If on re-calculation foul flows exceed 5m³ per day, an Environmental Permit will be required and the capacity and suitability of the proposed receiving watercourse should be taken into account and a continuous flow will be required to provide adequate dilution for any discharge of secondary treated effluent.

6. Conclusion

6.1 In conclusion, the proposed development would result in the creation of additional local employment opportunities and would support the strategic objectives of the Council in accordance with the Employment Land Study Refresh 2013 and Core Strategy Key Statements DS1 and EC1 and Policies DMG2 and DMB1. The economic and public benefits that would arise from the proposed development would outweigh the environmental impacts of the proposals.

6.2 It is considered that the proposed development would not result in an unacceptable level of harm to the appearance and character of the surrounding landscape subject to the provision of appropriate landscaping details at reserved matters stage. Taking into account the above, it is recommended that the application be approved subject to appropriate conditions.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

Timing of 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.

Plans

2. The permission shall relate to the development as shown on Location Plan 1 (scale 1:1500).

REASON: To clarify which plans are relevant to the consent.

Details

3. Detailed plans indicating the layout, scale and appearance of the buildings, facing materials, landscaping and boundary treatment and parking and manoeuvring arrangements for vehicles (called the "reserved matters") shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline planning permission.

4. Applications for the approval of reserved matters shall be accompanied by details of the construction and design of external refuse recycling/bin stores. The duly approved facilities shall be made available for use before the development hereby approved is first occupied and retained thereafter.

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interest of visual amenity.

Visual Appearance

5. No goods, plant or materials shall be deposited or stored on the site other than in the buildings/compounds approved as part of any reserved matters application and no goods or materials stacked, stored or deposited shall exceed a height above ground level of 3 metres.

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

6. 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.

Permitted Development

7. The use of the units hereby permitted shall be used for uses falling within Use Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

REASON: Other uses may have an unacceptable impact on neighbour amenity and/or the character and appearance of the area.

8. No single unit of B1 accommodation hereby approved shall have a ground floor area of more than 300m² and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting that Order, no internal alterations involving the removal of walls between these individual units shall be carried out which would enlarge them so that any single unit has a ground floor area of more than 300m².

REASON: To prevent a proliferation of over large units in this area and to ensure that the access provided to the site can accommodate the traffic generated by the development.

Residential Amenity

9. The working hours within the premises shall be restricted to the period between 07:00-19:00 Monday to Saturday inclusive and not at all on Sunday and bank Holidays.

REASON: In the interests of the amenities of nearby residents.

10. No externally sited fixed plant, machinery or equipment (including ventilation and extraction equipment); or internally sited fixed plant, machinery and equipment (including ventilation and extraction equipment) which communicates directly to the exterior of a building used in connection with the development shall be fitted without first obtaining planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the surrounding area due to noise from such equipment.

11. Applications for the approval of reserved matters shall be accompanied by a noise assessment to ensure that the rating level of noise emitted from the site shall not have an impact on noise-sensitive premises.

The development 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. Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the unit.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance.

12. There shall not at any time whatsoever be any working outside of the buildings, or any noise generating work inside the buildings with the doors open.

REASON: In the interest of safeguarding residential amenity.

13. There shall be no deliveries or collections to/from the new units hereby approved other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to protect the amenity of the surrounding area.

14. There shall be no movements of HGV's or forklift trucks, used in connection with the new units hereby approved, within the open areas of the site other than between 07:00-19:00 Monday to Friday, between 08:00-13:00 Saturday and not at all on Sunday and bank Holidays.

REASON: In order to prevent nuisance arising.

Ecology

15. No part of the development hereby granted consent shall be commenced until details of all artificial lighting has been submitted, the details of which shall include the location, intensity of lighting, type of application and direction.

The details shall include the light mitigation measures designed to reduce the impact of artificial lighting on protected species and species of conservation concern.

The external lighting shall be installed precisely in accordance with the approved details and thereby retained as such.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected species and species of conservation concern and to minimise the possibility of inconvenience to nearby residents.

16. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive] unless preceded by a pre-clearance check by a licensed ecologist on the day of removal.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds.

17. 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 buildings/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.

Drainage

18. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

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

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

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

Trees & Landscaping

20. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, a detailed arboricultural assessment/tree constraints plan shall indicate how the existing trees have informed the detailed layout that has been submitted for reserved matters approval.

During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

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.

21. Applications for the approval of reserved matters shall be accompanied by full details of the landscaping of the site, including the retention of existing trees. The scheme shall reflect the landscape character of the area and therefore indicate on a detailed planting schedule appropriate species, types and density as well as their distribution on site.

The approved landscaping scheme 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 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity and the appearance of the locality.

Highway Safety

22. 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.

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

- 24.
- a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Details of working hours
 - f) HGV delivery times and routeing to/from the site
 - g) Contact details for the site manager

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

25. Applications for the approval of reserved matters shall be accompanied by plans and particulars showing the provision to be made for the parking, turning, loading and unloading of vehicles. Such details as may be agreed shall be laid out and made ready in all respects prior to the building(s) to which they relate first coming into use and thereafter shall be retained for this purpose.

REASON: In order that the Council may be satisfied with the details of the proposal to accommodate motor vehicles.

26. Cycling and motorbike parking facilities shall be provided in accordance with a scheme to be approved by the Local Planning Authority before the use of the premises hereby permitted becomes operative.

REASON: To allow for the effective use of the parking areas.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0666

APPLICATIONS WITHDRAWN

App No	Proposal	Location
3/2019/0775	Change of use of agricultural field to form camp site with the siting of four glamping huts, redevelopment of outbuildings to manager's accommodation, replacement of septic tank and marking out of associated parking for five cars.	Whitcher Well Fish Hatchery Whitendale Road Dunsop Bridge BB7 3BL
3/2019/0818	Discharge of condition 3 (construction management plan) from planning permission 3/2018/1065.	Johnson Matthey Pimlico Industrial Area West Bradford Road Clitheroe BB7 4QB
3/2019/0860	Lean to garage to be attached to the rear gable end of the property	15 Coplow View Clitheroe BB7 4SG
3/2019/0863	Crown reduce cypress T1 by one third	East View, Hallgate Hill Newton in Bowland BB7 3DY
3/2019/0874	Variation of conditions 1 (time constraint) and 2 (approved plans) from planning permission 3/2019/0310 for retention of unauthorised decking area and bin store	Asturian House Asturian Gate Ribchester PR3 3XQ
3/2019/0948	Proposed amendment to planning permission 3/2013/0513 including revised floor layouts and roof line and minor relocation of plot 2.	8 Hammond Drive Read BB12 7RE

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 app received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0474 R of pp	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Awaiting Decision
3/2018/0582 R of permission in principle	21/05/2019	Land to the south Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8/10/19 10.00am Cttee Rm 1	Awaiting Decision
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Awaiting Decision
3/2019/0117 R to discharge condition	29/07/2019	Susie Cottage Rimington Lane Rimington	WR			Appeal Allowed 24/10/2019

<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 app received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2019/0241 R of pp	16/07/2019	23 Church Street Clitheroe	WR			Appeal Dismissed 07/11/2019
3/2019/0242 R of LBC	16/07/2019	23 Church Street Clitheroe	WR			Appeal Dismissed 07/11/2019
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field Chaigley Road Longridge	Hearing		10/12/2019 meeting room on level D	Awaiting Hearing
3/2018/0685 R of pp	17/09/2019	Land off Whalley Rd Hurst Green (Adj Reed Deep)	WR			Awaiting Decision
3/2019/0497 R of pp	29/10/2019	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	CAS			Awaiting Decision
3/2019/0040 R of PIP	26/09/2019	Land at Kingsmill Avenue Whalley	WR			Awaiting Decision
3/2019/0390 R of Prior Approval	26/09/2019	Dutton Manor Mill Clitheroe Road Dutton	WR			Awaiting Decision
3/2019/0479 R	Awaiting start date from PINS	1 Willow Avenue Whalley	WR (to be confirmed by PINS)			
3/2019/0554 R	11/11/2019	Three Millstones Waddington Rd West Bradford	WR			Statement due 16/12/2019
3/2019/0698 R	Awaiting start date from PINS	Wilkinsons Farmhouse Simonstone lane Simonstone BB12 7NX	WR (to be confirmed by PINS)			