

<u>INDEX OF APPLICATIONS BEING CONSIDERED</u> <u>MEETING DATE: THURSDAY, 9 JANUARY 2020</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:					
	3/2019/0894	1	AB	AC	Pendle View Primrose Lane Mellor	
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, 9 JANUARY 2020
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

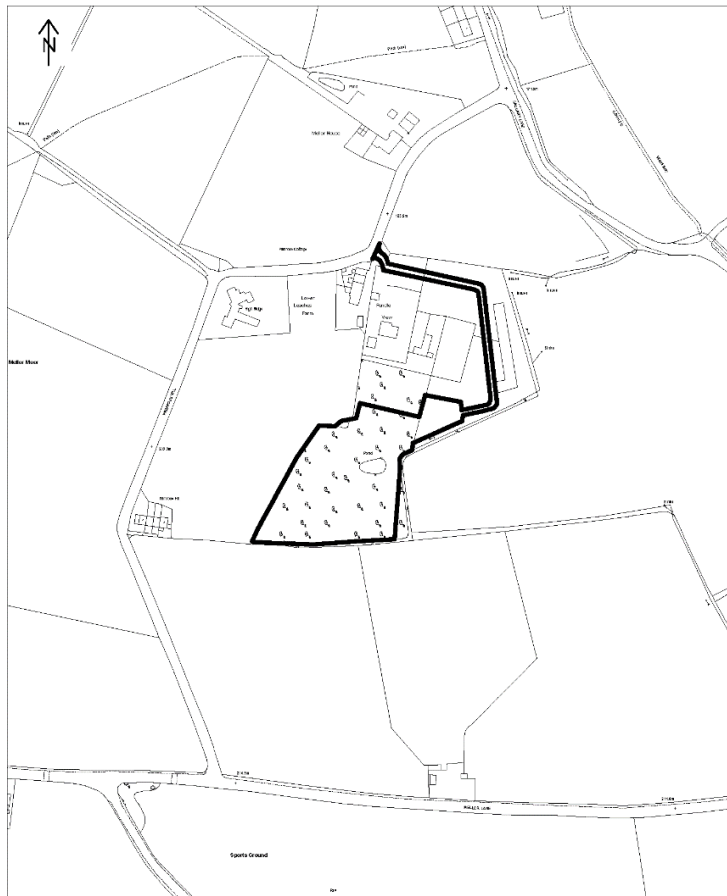
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2019/0894

GRID REF: SD 366324 431248

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF AGRICULTURAL LAND FOR THE SITING OF 12 HOLIDAY LODGES, ASSOCIATED SITE OFFICE/RECEPTION AND CAR PARKING AREA AT PENDLE VIEW PRIMROSE LANE MELLOR BB2 7EQ



3/2019/0894 Pendle View Primrose Lane Mellor BB2 7EQ

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Mellor Parish Council objects to the application and raise the following concerns:

- Primrose Lane is a narrow, unlit lane with insufficient space for two cars to pass.
- There are three 90 degree bends and no footpaths/bridleways to ensure safety.
- The application would result in a considerable increase in traffic.
- Public transport does not cover the site which is a considerable distance from the village centre.
- Visual impact is deemed unacceptable with the style and character of the proposed lodges in contrast to other buildings in the locality.
- This site has had 800 trees planted through grant funding from Forestry Commission.
- Generation of light and noise pollution and waste.
- Impact of the development on wildlife.
- Wet nature of the land.
- Numerous local establishments to welcome tourists and new build sites are not necessary.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objections subject to conditions.

ENVIRONMENT AGENCY:

No objections. Advice for the applicant regarding the drainage hierarchy and the requirements of the environmental permitted regime governing developments of this nature.

ADDITIONAL REPRESENTATIONS:

Twenty-two (22) objection letters have been received and raise the following concerns:

- Primrose Lane is a poorly maintained single vehicle road with three blind bends. The proposed development would more than double the amount of traffic that uses this road.
- No refuse storage/collection point shown on plans.
- The land had under a previous owner been awarded a grant for the creation of woodland and maintenance of existing ponds to enhance wildlife.
- Disagree with the findings of the ecology appraisal.
- Threat to livestock.
- The holiday lodges would be clearly visible and the modern design would not be in keeping with the local area.
- Concerns about noise nuisance and potential antisocial behaviour.
- Infringement of human rights – do not believe application will be dealt with impartially.
- There is a brook within 20 metres of the site.
- Users of the site would search further afield for meals/entertainment/walks.
- Site entrance is located on a very tight bend.
- Grants have been given for the creation of woodland and wetland to encourage and sustain local wildlife.
- No mention of external lighting in the application.
- Ugly, prefabricated buildings do not fit in.
- Drainage is a problem on land that is so wet.
- No footpaths/bridleways to ensure safety.
- Adverse environmental and ecological impacts.
- Insufficient natural screening of the site.
- Devaluation of property.

1. Site Description and Surrounding Area

- 1.1 This planning application seeks consent for the change of use of agricultural land for the siting of 12 holiday lodges, associated site office/reception and car parking area at Pendle View, Primrose Lane, Mellor. The application site is a parcel of undeveloped agricultural land of approximately 0.78 hectares located to the rear (south) of Pendle View and around 1.2km from the village of Mellor.
- 1.2 The application site bounds agricultural land on three sides and there are a number of residential properties in the immediate locality. There are a number of young trees and hedgerows within the site and a small pond occurs to the south of the site.

2. **Proposed Development for which consent is sought**

- 2.1 The proposals comprise the siting of 12 prefabricated modular holiday lodges. There would be two separate lodge designs which would measure approximately 8m x 4m. The lodges would have a modern design with horizontal red cedar and vertical grey timber cladding and grey UPVC windows and doors. Each lodge would provide self-contained facilities and could accommodate up to four visitors.
- 2.2 The 12 lodges would be dispersed equally throughout the site. Access into the site would be taken via the existing residential driveway to Pendle View. The existing access to Primrose Lane would be widened to facilitate two-way traffic and the existing entrance gates removed. A new track would extend from the existing driveway through fields to the east of Pendle View and would terminate at the proposed car park which would provide parking for fourteen vehicles.
- 2.3 Visitors to the site would be required to walk along dedicated footways from the car park to their lodge building. It is also proposed to site an additional lodge next to the car park for use as a reception/office which would have at least one staff member present during the hours 9:00 to 18:00 to manage the site and deal with enquires.

3. Relevant Planning History

3/1994/0449 – Timber stable block. Approved

3/1999/0083 – Conservatory with stone dwarf wall. Approved

3/1999/0666 – Outdoor riding arena with perimeter post and rail fence. Approved

3/2007/0112 – Single storey extension to rear of property in place of part of the existing conservatory. Approved

3/2017/0410 – Proposed alterations and extensions of the existing property to provide improved family accommodation. Approved

4. Relevant Policies

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EC1 – Business and Employment Development
Key Statement EC3 – Visitor Economy
Key Statement DMI2 – Transport Considerations
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 – Protecting Trees and Woodland
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
Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework

5. Assessment of Proposed Development

5.1 The main matters to be considered in the determination of this application relate to the principle of the development, the impact of the proposed development upon surrounding landscape, its effect on residential amenity, ecology and highway safety.

5.2 Principle of Development

5.2.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy and supports proposals that contribute to and strengthen the visitor economy of Ribble Valley.

5.2.2 The application site is located in the Open Countryside. Core Strategy Policy DMG2 requires development outside of defined settlement areas to meet at least one of six considerations one of which is the following:

4. The development is for small scale tourism or recreational developments appropriate to a rural area.

5.2.3 There is no definition of “small scale” in the Core Strategy but it is considered that the site would be a small-scale operation and tourism sites of a similar scale have been permitted by the Local Authority elsewhere in the borough.

5.2.4 Tourism plays an important role in the economy of the Ribble Valley. Core Strategy Policy DMB3 supports development proposals to extend the range of tourism and visitor facilities in the borough subject to a number of considerations. The application site is thought to be well-related to an existing group of residential properties including Pendle View, Lower Leaches Farm, Primrose Cottage, High Ridge and The Finches. As such it would not be isolated in the landscape. In terms of the site’s accessibility, it is approximately 2km from the A59 Longsight Road and 7km from the M65 motorway. There is a bus stop at the junction between Mellor Lane and Primrose Lane which provides services to Blackburn and Clitheroe. The bus stop is approximately 500 metres from the site entrance but there is no footway provided along Primrose Lane.

5.2.5 The site is around 1.2km from the settlement of Mellor which has a limited range of facilities. Nonetheless, the very nature of tourism development often means that sites are located in areas that are accessible predominantly by private motor vehicle. Visitors would have the option to walk to the nearest bus stop or into the

village of Mellor but this is only likely to be an attractive option during daylight hours given the lack of dedicated footways along Primrose Lane.

- 5.2.6 Having regard to the above, it is considered that development of the site for tourism is acceptable in principle subject to other material considerations.

5.3 Effects Upon the Landscape/Visual Amenity

- 5.3.1 As required by Policy DMG2 of the Core Strategy, within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.

- 5.3.2 Policy DMB3 states recreation and tourism development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design.

- 5.3.3 The main views of the site would be from Mellor Lane to the south and Saccary Lane to the east. There is some intervening vegetation particularly from views from Scary Lane. Whilst the site would be located in a natural depression in the landscape and would be considered to be a reasonable development site given that it is neither elevated nor open there remains a requirement to ensure that the units of holiday accommodation are compatible with the character of the area by virtue of their size, design, form and external materials.

- 5.3.4 Key Statement EN2 provides additional guidance on development in the open countryside stating that “*developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness*”. As such great care must be given to ensure that new buildings do not harm the character and visual appearance of the area. The proposed lodges are pre-fabricated units of a modular design and would be clad with cedar and grey boarding. As submitted it was proposed to utilise three lodge designs incorporating modern modular form and design features. Following discussions with the application two lodge designs have been chosen as being acceptable in this location and have a simple linear form with flat and mono-pitched roofs.

- 5.3.5 Subject to the requirements to protect all trees to be retained, replace defunct hedgerows at the site boundaries and ensure external lighting is minimised it is considered that the proposals would not result in an adverse visual impact to warrant refusal of the application.

5.4 Amenity of Neighbouring Residents

- 5.4.1 The closest residential property to the site is the southernmost gable end of The Finches, a short row of terraced cottages, which is located 60m from the site boundary. Concerns have been raised by local residents in relation to noise and disturbance by guests. Whilst the proposed use would not in itself result in unacceptable levels of noise and disturbance it is noted that during summer months guests would expect to socialise in the areas surrounding the lodges.

- 5.4.2 The applicant has provided a site management plan in order to allay any concerns relating to the operation of the site and its impact on neighbours. A reception/office is proposed on site and a member of staff would be present 09:00 to 18:00 on all

days that guests are present. A member of staff would also be contactable 24 hours a day. Guests would be asked to keep noise to a minimum with a noise curfew in operation between 22:30 and 07:30.

- 5.4.3 It would be anticipated that outside reception/office opening hours the site would be to some extent self-regulating as guests would likely complain about noisy or unruly behaviour. It would be in the interests of the site owner to adequately deal with any complaints from guests quickly and effectively.
- 5.4.4 Considering the above, subject to the site being managed in accordance with the submitted site management plan it is considered that the use proposed would be unlikely to result in any undue noise and disturbance and it is noted that the lodges would be inward facing to minimise any noise breakout and light pollution.

5.5 Highway Safety

- 5.5.1 One of the main concerns raised by residents is the impact of the proposed development on the local highway network and the suitability of Primrose Lane to accommodate the additional vehicle movements that would be generated by the development. It is considered that the provision of 12 holiday lodges accommodating up to 4 guests each would not generate such additional traffic to result in serious highway safety concerns. The County Highways Surveyor accepts that the development would increase traffic locally but would not expect these journeys to be made during peak traffic hours.
- 5.5.2 Objection letters refer to the local road conditions including tight bends, inability for two-way traffic to pass and an unsafe combination of pedestrians, horse riders and vehicular traffic along Primrose Lane. However, these conditions exist currently and the provision of 12 lodges would not worsen road safety. Tourists unfamiliar with the local area and roads are considered likely to adopt a more cautious driving style.
- 5.5.3 Whilst the development would not result in highway safety concerns on the local road network the County Surveyor requested amendments to the existing access arrangement into the site from Primrose Lane. The existing entrance to Pendle View is wide enough to accommodate only one car and entrance gates are set back approximately 5 metres from the highway. The County Surveyor asked that the entrance to the site be improved in order to allow two vehicles to enter and exit the site independently of each other and amended plans have been provided. A parking area for 14 cars would be provided and this is considered sufficient parking provision to serve the development.

5.6 Ecology

- 5.6.1 Objections have been raised in relation to the impact of development on local wildlife. An Ecological Appraisal dated 29 August 2019 has been submitted in support of the planning application. A full botanical survey along with presence or absence surveys of notable species were undertaken at the site.
- 5.6.2 The plant species recorded are all common in the local area and are considered to be of low ecological value. Birds are likely to utilise trees and hedgerows at the site for nesting and foraging and there would be a requirement to ensure that no vegetation is removed during the bird nesting season unless checked for nesting

birds before removal. No other notable or protected species were recorded on the site although Himalayan balsam was present and a method statement for its treatment and on site control has been provided.

- 5.6.3 It is understood that a planting scheme was undertaken at the site following award of a Forestry Commission grant in 2005. There are a high number of young trees at the site and the Planning Statement notes that the 'majority of the trees and hedges within the site will be retained'. There is no information submitted with the application to identify which individual trees are earmarked for removal but considering the existing and proposed site plans the vast majority of trees, which are young trees with a low value, are to be retained and maintained for a period of at least 5 years to provide additional screening of the development site in the medium to long term.

5.7 Observations/Consideration of Matters Raised/Conclusion

- 5.7.1 There would be a requirement to ensure that external lighting at the site is low level and directed away from bat foraging areas. Concerns have been raised regarding litter and the applicant has provided details of a refuse store. There are no external seating areas or patios areas shown on the submitted plans for each lodge and no level changes are proposed apart from the concrete base on which each lodge would be sited. There would be a requirement to provide details of all hard landscaping materials prior to their use in the development.
- 5.7.2 The land is also understood to be poorly drained and there was standing water present at the time of the Planning Officers site visit. The applicant notes that, as existing, the land is waterlogged in parts but this is due to the land not been actively farmed for a number of years and it has therefore not been properly maintained. The issue would therefore be addressed through the clearing out of drainage ditches. Foul waste would discharge to a dedicated package treatment plant. United Utilities have been consulted and provided no comment on the application. Environment Agency, who have made comments on the application following contact with a local resident, have raised no objection but have provided non-mains drainage advice.

6 Conclusion

- 6.1 The application site is considered suitably located to accommodate tourism development given that is close to any existing group of buildings, has good access to the highway network and is reasonably well located close to facilities and services in the village of Mellor and Blackburn in the neighbouring local authority area. It is considered that there would be some additional custom for public houses, restaurants and other service-related businesses in the locality and the development would also provide limited employment in the form of an on-site manager.
- 6.2 Subject to appropriate planning conditions the proposed development would not result in any undue visual impact nor an adverse impact on the residential amenity of nearby residents. Accordingly, it is recommended that the application be approved.

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

Timings and Commencement

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.

Matters of Design

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 drawing ref.

Location Plan (Monk/924/2694/02B) amended 10.12.2019

Existing and Proposed Site Plans. Proposed Bin Store Plan and Elevations. (Monk/924/2694/01B) amended 10.12.2019

Modular-Group Specification Serenity (Standard) 1:50 received 09.12.2019

Modular-Group Specification Serenity (Reverse) 1:50 received 09.12.2019

Modular-Group Specification Opulence (Elevations) 1:50

Modular-Group Specification Opulence (Floor Plan) 1:50

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

3. No more than twelve (no.1-12) holiday lodges shall be stationed at any one time on the site as defined in red on this application. The external facing materials of the lodges, detailed on the approved plans, shall be used and no others substituted.

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

4. The approved bin store facilities shall be made available for use before the development hereby approved is first brought into use and retained thereafter.

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

Further Control over Development

5. The twelve (no.1-12) holiday lodges hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 90 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence. A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

REASON: For the avoidance of doubt and to ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of the consent sought.

6. The office/reception lodge shown on the approved plans shall be used solely as a site office/reception area ancillary to the commercial tourism development at Primrose View,

Primrose Lane, Mellor hereby approved and its use shall be restricted to the hours between 09:00 and 18:00 on any day of the week.

The lodge building shall not be used for any other purpose (including holiday accommodation or residential use) unless a further planning permission has first been granted in respect thereof.

REASON: The proposed facility relates to the operation of the business.

Landscape and Ecology

7. The development hereby permitted shall be carried out in complete compliance with the recommendations of the Ecological Appraisal by Envirotech (ref. 5892) that was submitted with the application.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed.

8. No external lighting shall be installed on site unless details of such lighting has been submitted to, and approved in writing by, the Local Planning Authority 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/species of conservation concern identified and/or other named species.

REASON: In order to reduce the harmful impact of artificial lighting on the natural foraging/roosting/nesting behaviour of a protected/species of conservation concern and in the interests of the visual amenities of the area.

9. A scheme for the landscaping of the development shall be submitted prior to the commencement of the development. These details shall indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.

The agreed protection measures shall be put in place and maintained during the construction period of the development.

All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high-quality design.

10. Before the development commences the removal and disposal of Himalayan Balsam shall be undertaken at the site in strict accordance with the letter from Envirotech (ref.5892) dated 02 September 2019.

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.

Highway Safety

11. No part of the development hereby approved shall commence until a scheme for the construction of the site access has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

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

12. The car parking and manoeuvring scheme shall be marked out in accordance with the approved plan, before the use of the site hereby permitted becomes operative and permanently maintained thereafter.

REASON: To ensure adequate parking is available within the site.

13. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 10m behind the edge of the carriageway. The gates shall open away from the highway.

REASON: To permit vehicles to pull clear of the carriageway when entering and exiting the site and to ensure the swing of the gates do not affect the availability for a car to wait off road.

14. 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.

15. 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:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) Details of working hours
- iv) Routing of delivery vehicles to/from site

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.

16. Before the access is used for vehicular purposes, the part of the access extending from the highway boundary (Primrose Lane) for a minimum distance of 10 metres into the site shall be appropriately paved in tarmacadam.

REASON: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

Residential Amenity

17. The development hereby approved shall be operated in strict accordance with the Site Management Plan (ref. Monk/924/2694/CS) submitted with the application at all times.

REASON: To ensure the satisfactory management of the site in the interests of general amenity of the area, to safeguard where appropriate neighbouring residential amenity.

Drainage and Flooding

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.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0894

APPLICATIONS WITHDRAWN

<u>App No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0752	Construction of first floor extension over existing flat roof.	Roefield Leisure Centre Edisford Road Clitheroe
3/2019/0922	Listed Building Consent; Construction of first floor extension over existing flat roof.	Roefield Leisure Centre Edisford Road Clitheroe
3/2019/0795	Extension to dwelling to form porch, new window opening and new roof light and construction of detached two storey workshop with office over	New Elmridge Farm Gib Hey Lane Chipping
3/2019/1005	Proposed change of use of part of the B8 storage building, to provide office (B1) accommodation including external alterations to the building and demolition of the existing office building.	New Garage Mitton Road Whalley
3/2019/0949	Single storey extension to rear	17 St Peters Close Clayton le Dale
3/2019/0887	Erection of a garage and store	Shepherds View Skipton Road, Gisburn

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			Appeal part allowed/part dismissed 25/11/2019
3/2018/0468 R of LBC	09/07/2019	Great Mitton Hall Mitton Road Mitton BB7 9PQ	WR			Appeal part allowed/part dismissed 25/11/2019
3/2018/0582 R of permission in principle	21/05/2019	Land to the south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8/10/2019 10.00am Cttee Rm 1	Awaiting Decision
3/2018/1076 R of pp	16/07/2019	Sabden House Wesley Street Sabden	WR			Appeal dismissed 28/11/2019
3/2018/1006 R of LBC	16/07/2019	Sabden House Wesley Street Sabden	WR			Appeal dismissed 28/11/2019

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 level D	Awaiting Decision
3/2018/0685 R of pp	17/09/2019	Land off Whalley Rd Hurst Green (Adj Reed Deep)	WR		Appeal Dismissed 26/11/2019
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	19/11/2019	1 Willow Avenue Whalley	HAS		Awaiting Decision
3/2019/0554	11/11/2019	Three Millstones Inn Waddington Rd West Bradford	WR		Statement due 16/12/2019
3/2019/0698 R	Awaiting start date from PINS	Wilkinsons Farmhouse Simonstone Lane Simonstone	WR (to be confirmed by PINS)		
3/2019/0698 R	Awaiting start date from PINS	Land at Hawthorne Place Clitheroe	WR (to be confirmed by PINS)		
3/2018/0246 R (Enforcement appeal)	05/12/2019	12 Poplar Drive Longridge	WR		Statement due 16/01/2020
3/2018/0932 R (Enforcement appeal)	Awaiting start date from PINS	Bolton Peel Farm Bolton by Bowland Road Bolton by Bowland	WR (to be confirmed by PINS)		
3/2018/1105 R	Awaiting start date from PINS	Higher College Fm Lower Road Longridge	Hearing (to be confirmed by PINS)		