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A APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:						
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B APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:						
<u>3/2019/0969</u>	1		JM	AC	Guide Hut Irwell Street, Longridge	
C APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:						
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D APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED						
<u>3/2019/0927</u>	10		AB	DEFER	George Lane Read	
<u>3/2019/0954</u>	20		SK	DEFER	Lodematic Primrose Road, Clitheroe	
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
LE Laura Eastwood

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,
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

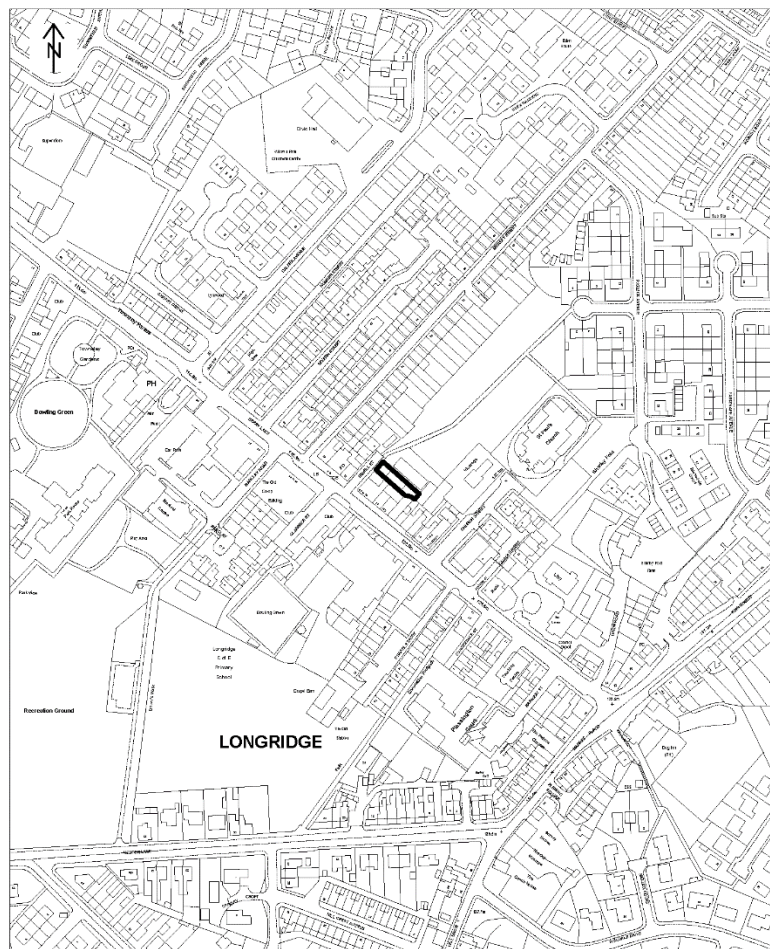
PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION REF: 3/2019/0969/P

GRID REF: SD 360510 437370

DEVELOPMENT DESCRIPTION:

REPLACEMENT GUIDE HUT, IRWELL STREET, LONGRIDGE PR3 3NA



3/2019/0969 Longridge Guide Hut, Irwell Street, Longridge PR3 3NA

Scale 1:2500

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Ribble Valley Borough Council. Licence No 100018641 Monday, 23 December 2019

CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

TOWN COUNCIL: No objection but would like to see some lighting

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objection subject to conditions relating to delivery schedules and wheel washing facilities..

ADDITIONAL REPRESENTATIONS:

None

1. **Site Description and Surrounding Area**

1.1 The building is located in a predominantly residential street in the centre of Longridge and within the Longridge Conservation Area.

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

2.1 This application seeks detailed consent to replace the existing single storey timber Guide Hall with a similar building with an increase in size from 12.7m by 5.85m to 15.5 by 5.95m. In design terms it is similar to the existing but a modern replacement with a pitched roof using profiled sheeting and timber clad walls. An external ramp and a small landscaped waiting area is at the entrance to the site.

3. **Relevant Planning History**

None

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement EN5 – Heritage Assets

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME4 – Protecting Heritage Assets

Longridge Conservation Area Appraisal and Management Guidance

5. **Assessment of Proposed Development**

5.1 **Principle**

5.1.1 The principle of this development remains acceptable given its location within the key settlement of Longridge which is regarded as a sustainable location. However, consideration needs to be given to all other Development management issues which would include heritage impact, highway safety and residential amenity.

5.2 Highway Safety and Accessibility

5.2.1 The site is located within a central position of Longridge with close access to bus stops and is access to public car parks. Although there is no off street parking it is considered given that this is only a modest increase in it is unlikely to exacerbate any parking issues.

5.3 Design

5.3.1 In relation to the design it is considered that the replacement building which is similar in form and massing to the existing is of an appropriate design and would be a visual improvement.

5.4 Heritage/Cultural

5.4.1 This proposal falls within the Longridge Conservation Area but not in a prominent part of the Conservation Area. The building itself is of limited architectural value and it is considered that the replacement building which is of a better design quality would not harmful impact on the setting of the Conservation Area.

5.5 Residential Amenity/ Noise

5.5.1 The issues in relation to residential amenity are predominantly traffic issues and noise issues generated by the activities from the use of the building. It is not anticipated that the replacement building will have any greater impact than the existing to warrant a harmful impact on residential amenity. A revised Construction Management Plan received on 23/1/20 has been submitted and subject to its compliance should safeguard residential and highway amenity.

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

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

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

Location Plan
Proposed Elevations and Floor Plans A2768/PL02

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

3. Precise details of external materials and surfacing materials shall be submitted to and agreed in writing before use.

REASON: To ensure that the appearance of the development is appropriate to the character of the building and setting of the area.

4. This permission shall be in strict accordance to the Construction Method Statement received on the 23/1/20 and the approved statement shall be adhered to throughout the construction period of the development.

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

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0969

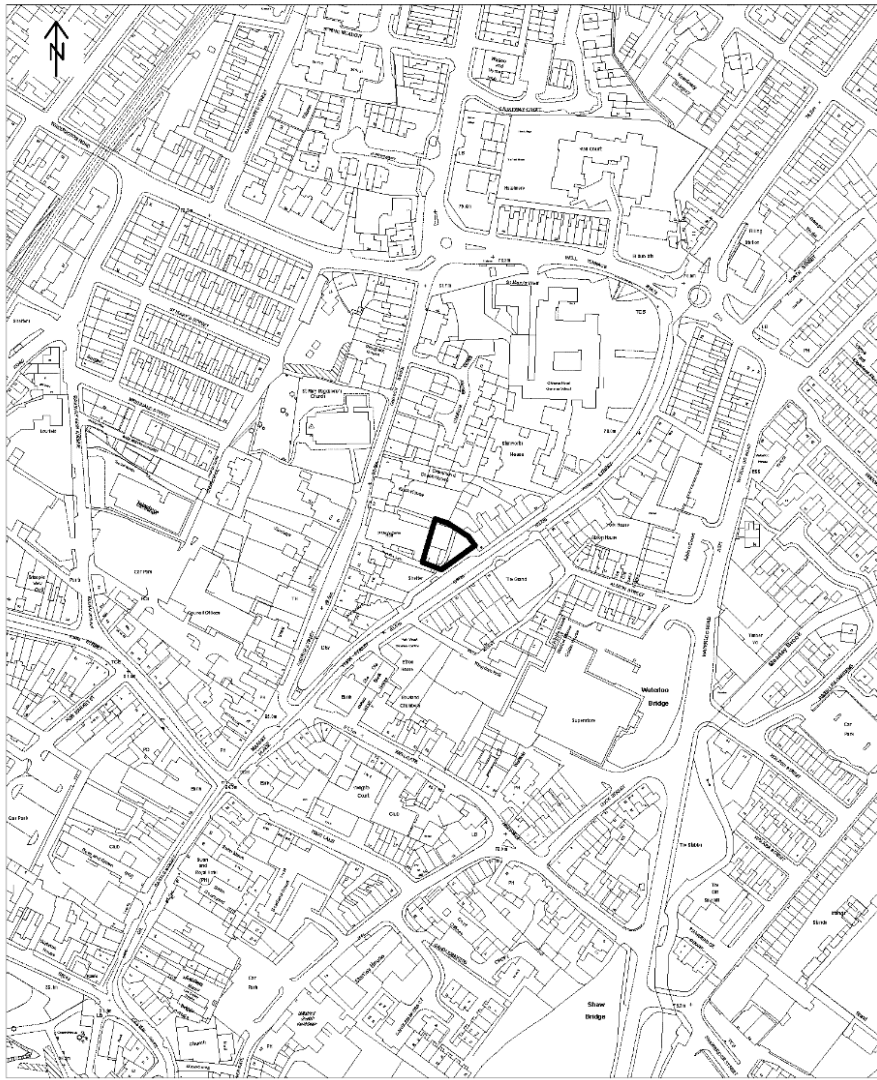
C APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL

APPLICATION REF: 3/2019/0796

GRID REF: SD 374452 442021

DEVELOPMENT DESCRIPTION:

PROPOSED DEMOLITION OF EXTENSION AT THE REAR OF ST MARY'S CENTRE AND CONSTRUCTION OF FOUR APARTMENTS AT THE INSTITUTE REAR OF ST MARY'S CENTRE, CHURCH STREET, CLITHEROE BB7 2D



3/2019/0796

The Institute Rear of St Mary's Centre Church Street Clitheroe BB7 2DG

Scale 1:2500

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Ribble Valley Borough Council. Licence No.100018641 Wednesday, 11 December 2019

CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

TOWN COUNCIL:

Object to the proposal on grounds of lack of parking provision.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

Lacks off street parking but given its town centre location the principle is acceptable. Suggest cycle storage areas and a construction management plan which should be agreed up front given the likely problems of securing an acceptable plan.

UNITED UTILITIES:

No objection but recommends that the site should be drained on a separate system with foul water draining to a public sewer and surface water draining in the most sustainable way. A drainage hierarchy should also be investigated in relation to surface water.

ADDITIONAL REPRESENTATIONS:

4 letters of support raising the following points

- Removal of eyesore with the erection of a better designed building
- Offers more security with additional presence of residents
- The sale of the land and resultant building would allow for the income generated to fund improvements to the St Mary Centre and help secure its long term viability.

One letter of objection has been received from the Civic Society. On the principle of redevelopment of this site for residential use the Society supports such an application.

The premise of both design options, set out in the documents that we have been referred to, show a new detached development to the south side of St Mary's Church Hall. This is presented in a similar form, orientation and location to the existing one/two story flat roof extension to the original 1880's building. Consider this results in a new development which is trying too hard to reflect this later extension and maintain a similar relationship with the southern end of that building. It is accepted that the building to be demolished has no architectural merit at all so seem little value in echoing this in a new design proposal. In opting for this approach, the result is that this scheme fails to complement and enhance the York Street section of the Conservation Area. We believe that a positive effect on this area must be the principle criterion for any new development on this site. This is not achieved with the present proposals. It is possible that a larger scheme may give greater potential for design solutions and offer more benefits.

1. Site Description and Surrounding Area

- 1.1 The site is within the town centre of Clitheroe. It straddles the shopping centre boundary in the adopted Ribble Valley Districtwide Local Plan proposals map and the Housing and Economic Development, Development Plan Document Proposal map. It is within the Clitheroe Conservation Area. The Clitheroe Conservation Area Townscape Appraisal map identifies St Mary's Centre, listed buildings, buildings of townscape merit and significant open space and important views within the conservation area.

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

- 2.1 The development is for four, two-bedroom apartments. The layout of the apartments offers open plan living space which the main aspect towards York Street. The design of the building is contemporary and has flat roof and window openings. The scheme includes a palette of materials which reflects the materials of St Mary's Centre and nearby buildings. Coursed stone is used as the main walling material which is predominately used on St Mary's Centre and the surrounding prominent boundary walls. Detailing is provided through the use of smooth dressed stone. The scheme incorporates the use of large glazed openings on the front of the of the building and boxed windows with protruding frames/ surrounds on some of the first floor windows. area frontage to York Street. No parking is provided as the site is within the town centre.
- 2.2 The proposed development has been amended and now proposes 1 additional pedestrian entrance with a gate and steps in a central position on the wall that fronts on to York Street. The existing entrance on Paradise lane is to be retained. There is no provision for off street parking. The proposal provides for external bike storage and bin storage areas for the units.
- 2.3 Each unit has a modest residential curtilage and the area at the front of the units facing towards York Street would be the main garden area for 2 of the units.

3. **Relevant Planning History**

None

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement EN5 – Heritage Assets

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME4 – Protecting Heritage Assets

Clitheroe Conservation Area Appraisal and Management Guidance

5. **Assessment of Proposed Development**

5.1 **Principle**

- 5.1.1 It is normally the case that given the proposal is in the key settlement of Clitheroe which is regarded as a sustainable location residential development would be appropriate. However, consideration needs to be given to all other development management issues which would include heritage impact, highway safety and residential amenity. It can be argued that if there is harm to heritage matters the principle itself is unacceptable.

5.2 Highway Safety and Accessibility

- 5.2.1 The site is located within a central position of Clitheroe with close access to bus stops and is access to public car parks. The proposed new building will enable pedestrian access to mobility standards which is an improvement on the existing situation which has no disabled access.
- 5.2.2 It is noted that there is no off-street parking at the site nor is any proposed. However, given that the development is within the town centre and that there is no objection from the highway authority whilst noting the concerns of the Town Council the lack of off street parking is considered acceptable in this instance.

5.3 Design

- 5.3.1 It is considered that whilst noting the existing building has a flat roofed appearance that the replacement of a similar designed building, which is both larger and projects nearer to the highway and would afford a prominent garden area would have a harmful impact. It is acknowledged that a different design with a pitched or dual pitched roof could also have a harmful impact detracting from the existing elevation of the hall.

5.4 Heritage/Cultural

- 5.4.1 This proposal falls within the Clitheroe Conservation Area and situated in a raised position and a prominent part of the Conservation Area. The existing building has limited architectural value. The replacement building is of a similar design and now detached from the main building and brought forward and a larger building so is a more visually prominent in both the immediate area and wider street scene. It is considered that the replacement building would have a more harmful impact on the Conservation Area and the setting of adjacent Listed Buildings, which is of a better design quality, would not be harmful to the Conservation Area.
- 5.4.2 The Councils Conservation officer does not accept the principle of the development due to the harm caused to the setting of the Conservation Area and the setting of adjacent Listed Buildings. The proposal although identifies public benefits as the possible funding of a new or upgraded heating system for St Marys Hall no details have been provided to assess the public benefit against the identified harm and as such it is considered that that there is no clear and convincing justification.
- 5.4.3 The applicant has indicated that in relation to public benefits associated with St Mary's Centre that the hall is considered to be an inclusive and accessible Community and Arts venue, serving Clitheroe and the Ribble Valley. St Mary's Centre is run on a not for profit basis and the income it receives is sufficient for the general up-keep of the building It is opined that the Institute building is a liability due to its poor condition. The money from the sale of the Institute will be pumped back into the fabric of the St Mary's Centre building. Significant and costly upgrades to the fabric of the building are needed including upgrading the central heating system and disabled and general access to the lower hall. The sale of The Institute removes the liability of that building and provides funds to secure the future of the St Mary's Centre.
- 5.4.4 The applicant has indicated a willingness to submit a Unilateral Undertaking which would commit the income accrued from the sale of the outbuilding and land the

subject of this application to be reinvested in the Hall with an emphasis on upgrading/maintaining the existing heating facility.

5.5 Residential Amenity/ Noise

5.5.1 The issues in relation to residential amenity are predominantly traffic issues and noise issues generated by the activities from the use of the building. Although, given its relationship to adjacent residential properties may result in some mutual overlooking it is considered not to be harmful.

5.5.2 In relation to the front garden area the applicant has submitted a Unilateral Undertaking which would restrict most of the front area from having domestic paraphernalia such as washing lines and children's play equipment which if allowed would be very prominent and be visually detrimental.

6. **Conclusion**

6.1 Consideration has been given to the public benefit and importance and weight to the duty at Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 and it is concluded that insufficient benefits have been identified to outweigh the harm and that permission should be refused.

RECOMMENDED: That the application be REFUSED for the following reason:

1. The proposal given its design, massing and elevational treatment would have a harmful impact on the setting of the Clitheroe Conservation and the setting of adjacent Listed Buildings to the visual detriment of the locality and as such be contrary to Policies DMG1 – General Considerations and DME4 – Protecting Heritage Assets.

NOTE This refusal relates to Drawing Numbers Proposed Site Plan 5397-004G, Proposed Elevations 5397-003B and Proposed Floor Plan 5397-002A.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0796

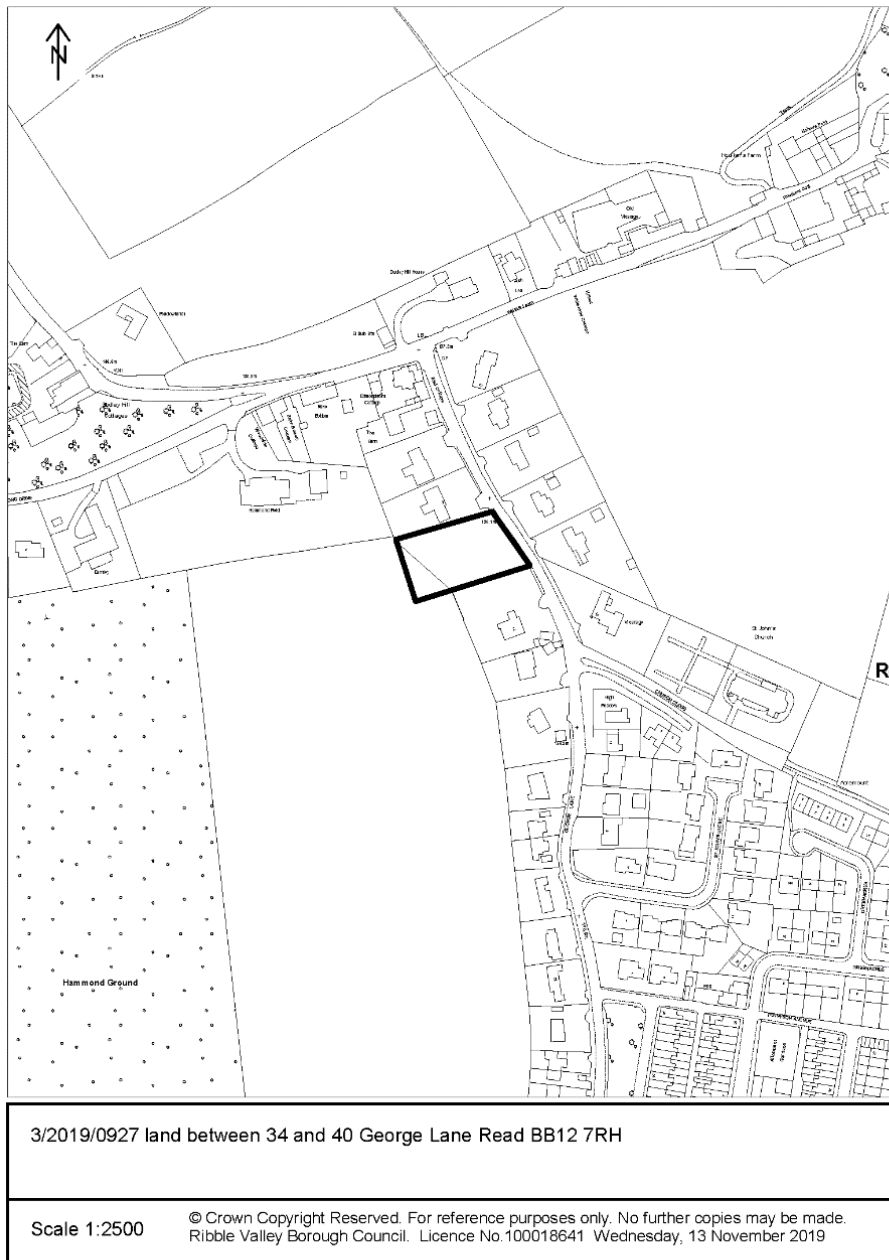
D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED

APPLICATION REF: 3/2019/0927

GRID REF: SD 366324 431248

DEVELOPMENT DESCRIPTION:

APPLICATION FOR OUTLINE CONSENT FOR ONE NEW DWELLING AT LAND BETWEEN 34 AND 40 GEORGE LANE, READ BB12 7RH



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Read Parish Council has no objection.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objection subject to conditions.

ADDITIONAL REPRESENTATIONS:

Fifteen (15) letters of objection have been received in relation to the application and raise the following concerns:

- The site is one of a few public views across Hammond Ground, a fine landscape parkland within the historic curtilage of Read Hall.
- The application site gives a semi-rural feel to George Lane.
- HED DPD was formally adopted on 15 October 2019 and this application represents an incursion over the boundary line for the settlement of Read.
- The development only adds one more to the five-year supply.
- This will be an 'executive' house.
- Highway safety – dwelling would be located on a blind bend.
- Trees are established and there is a fear they may be compromised.
- Impact on bats which use the trees for roosting.
- The loss of another green space in the village.
- Area has been subject to building noise for the last 5 years.
- In order to protect the mature trees along the western boundary the boundary should be changed to run diagonally from the corner of plot 40 to the corner of plot 34.
- 34 George Lane is not shown correctly on the location plan. It is shown as a smaller dwelling prior to extensive renovations.
- Plot extends beyond the normal garden length and chooses to align itself with plots at the northern edge of the field, instead of correctly the eastern fringe of the field. As such it juts out some distance into Hammond Ground.
- Proposed development would overlook the living room and bedroom window of 34 George Lane.
- Development would be contrary to policies DMG2 and DMH3 of the Core Strategy.
- Comparison with planning permission 3/2013/0271 is mistaken.
- The hedgerow has been purposely left to grow to try and screen views into Hammond Ground.
- United Utilities pipeline cross the site.
- Insufficient natural screening of the site.
- Devaluation of property.

1. Site Description and Surrounding Area

- 1.1 This application seeks consent for the erection of a detached dwelling between 34 and 40 George Lane, Read. The application seeks outline consent with all matters reserved except for access. The site is located on the west side of George Lane and forms an area of pastureland bound to the north and south by residential development. The site adjoins George Lane to the east. Directly to the west of the site is Hammond Ground which has a

close association with Read Park, the parkland landscape that forms the setting to the Grade II* listed Read Hall.

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

- 2.1 The application seeks permission for a single detached two storey dwelling to infill a gap within the George Lane street scene. Although scale and appearance are reserved at this stage the submitted information states that the proposed dwelling would be sympathetic to the surrounding area in terms of its design, scale and appearance.

3. **Relevant Planning History**

No recent site history.

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN5 – Heritage Assets

Key Statement H1 – Housing Provision

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DMH3 – Dwellings in the open countryside and AONB

National Planning Policy Framework

5. **Assessment of Proposed Development**

- 5.1 This is an outline planning application with all matters reserved except for access. The main considerations are the principle of the proposed development and highway safety. However, the matters of visual appearance, residential amenity and biodiversity/ecology do have to be given some consideration.

5.2 **Principle of Development**

5.2.1 Key Statement DS1 of the Core Strategy provides the Development Strategy for the Borough and directs the majority of new housing development towards the Principal Settlements and also focuses some development towards the more sustainable Tier 1 settlements. The application site is located on the edge of and adjoining the Tier 1 Village of Read.

5.2.2 Key Statement DS1 identifies the settlement of Read as a Tier 1 Village where some of the development within the Borough will be directed. Key Statement DS1 confirms that: -

'the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.'

- 5.2.3 The proposal site lies immediately adjacent to the settlement boundary of the village of Read in an area defined as open countryside. As such Core Strategy Policy DMG2 is engaged. Policy DMG2 (Strategic Considerations) states that: -

Development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 Villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

- 5.2.4 Considering the definition of consolidation, expansion or rounding-off in the Core Strategy Glossary it is considered that the application site would represent expansion. The site could not be considered 'rounding-off' despite two thirds of the perimeter being already built up as the definition of 'rounding-off' refers specifically to development of land *within* the settlement boundary.

- 5.2.5 Development in the open countryside is also dealt with by the second part of the policy: -

Within the Tier 2 Villages and outside the defined settlement areas development must meet at least one of the following considerations:

1. The development should be essential to the local economy or social wellbeing of the area.

2. The development is needed for the purposes of forestry or agriculture.

3. The development is for local needs housing which meets an identified need and is secured as such.

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

5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

6. The development is compatible with the enterprise zone designation.

- 5.2.6 As the application site lies outside a defined settlement area it must meet at least one of the considerations listed in Policy DMG2. Core Strategy Policy DMH3 relates specifically to dwellings in the open countryside and the AONB and states that residential development will be limited to development essential for the purposes of agriculture or residential development which meets an identified local need; the appropriate conversion of buildings to dwellings and; the rebuilding or replacement of existing dwellings.

- 5.2.7 In order to satisfy policies DMG2 and DMH3 in principle new residential development in the open countryside must meet an identified local housing need or one of the other criteria.

- 5.2.8 The development proposes the erection of one market dwelling within the open countryside which does not meet an identified local need and as such the proposed development is contrary to Policies DMG2 and DMH3. Where there is a conflict with the development plan the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. The other material considerations in respect of this development are assessed below.

5.3 Residual Housing Requirements

- 5.3.1 Table 4.12 of the Core Strategy identifies residual housing requirements for Principal and Tier 1 Villages in order to achieve the overall housing requirement for the Borough over the plan period. The residual requirements contained in table 4.12 represent a minimum and the intention of table 4.12 is to provide a broad direction for housing growth in the borough to achieve a sustainable pattern of development.
- 5.3.2 The housing completions and commitments in the settlement of Read have been assessed in the applicant's Planning, Design and Access Statement. Taking account of the latest Housing Land Availability Schedule (HLAS) (October 2018) the supporting information considers that the 45-dwelling requirement for Read set out in table 4.12 has not been met and there is a shortfall of two dwellings. The applicant also identifies that outline planning consent for 15 dwellings at Worthalls Farm, which was included within October 2018 HLAS, lapsed on 9 September 2019. As such, it is the applicant's view that there is sufficient outstanding housing need in the settlement of Read and that the proposed development of one new dwelling would make a useful contribution.
- 5.3.3 However, as part of the work undertaken in respect of the Housing and Economic Development (HED) DPD, which has been subject to formal examination by a Planning Inspector, additional suitable housing land has been identified within the Borough. This includes the land at Haughs Head, Whins Lane, Read for residential development of up to 20 dwellings. Considering the residual requirement in Read which includes the shortfall of two dwellings in the October 2018 HLAS plus fifteen dwellings as a result of the expiration of the outline consent at Worthalls Farm (3/2015/0495), the land at Haughs Head, Whins Lane would more than satisfy the residual housing need for the settlement. Therefore, it is not considered that the proposed development could be supported on the basis that there is an outstanding residual housing need for Read.

5.4 Design and visual appearance

- 5.4.1 Having regard to the visual impact of the proposals, the development plot is located between two existing residential properties and is a logical infill plot. Dependant on the design, size and scale of the proposed development, it is considered that the erection of a new dwelling in this location would not result in any adverse visual harm to the George Lane street scene subject to the use of materials that are sympathetic to the character and appearance of the immediate area.
- 5.4.2 It is noted that objectors have referred to the site's location and consider it part of Hammond Ground which was identified as falling within Read Park, the parkland landscape for the Grade II* Listed Read Hall during consideration of an appeal case for the erection of 50 dwellings on Hammond Ground in 2018. However, 1845 OS Maps show that the application site formed a distinct parcel of land that was separated from Hammond Ground by a bank of trees. This tree line and boundary fencing is also visible on 1940s and 1960s aerial photographs. Therefore, it is considered that the application site does not form part of the historic parkland setting of Read Hall.
- 5.4.3 The land on which the ribbon of housing along the western side of George Lane to the south of the application site is sited was formerly the easternmost section of

Hammond Ground as shown on 1845 OS historic mapping. During the early to mid-20th Century these residential properties on the west side of George Lane were built.

- 5.4.4 More recently two new dwellings were granted consent on land to the north of the application site under planning permission 3/2013/0271P and have since been built. This has resulted in residential development on the west side of George Lane for its entire length with the rear gardens of the homes bounding Hammond Ground.
- 5.4.5 The application site is the last remaining gap in this ribbon of development through which views across Hammond Ground can be gained from George Lane. It is acknowledged that Hammond Ground is an attractive area of countryside and that public views through the site would be partially lost but the character of Hammond Ground is derived from its open parkland appearance and character, and due to its elevated position above the Calder Valley, there are expansive views across the site to the wider landscape particularly from the south.
- 5.4.6 The proposed new dwelling would be viewed within the context of existing built form along George Lane, would not extend beyond the already defined eastern settlement boundary of Read and would not represent sporadic or visually harmful development. Whilst the development would reduce the views from George Lane to Hammond Ground it is not considered that the harm would be so great to warrant refusal.
- 5.4.7 Additionally the erection of a dwelling on this plot with 'complete' the ribbon of development along George Lane enabling a continuous definitive boundary between the dwellings on George Lane and Hammond Ground ensuring the protection of this landscape for future generations.

5.5 Highways and Pedestrian Safety

- 5.5.1 Having regard to highway safety, the County Surveyor has raised no concerns relating to the indicative layout and he is satisfied that an appropriate site access and on-site parking can be provided. It is noted that there is no pedestrian footway to the point along George Lane at which the proposed dwelling would be located and future occupants of the dwelling would be required to walk in the carriageway for a distance of around 100 metres until footpath provision along George Lane towards the service centre of the village commences. Key Statement DMI2 states that new development should incorporate good access by foot and cycle.
- 5.5.2 It is noted that the two new dwellings approved and built on land to the north of the application site do not have direct footway access and the residents of those dwellings would be required to travel further without a footway than future residents of the proposed dwelling. The lack of footway provision for the two dwellings to the north was not identified as an issue during the determination of the planning application.
- 5.5.3 The walking distance from the application site to the junction between George Lane and Whalley Road, the main route through the village, is approximately 380 metres and considering the distance alone the site is thought to be sustainability located in relation to services and facilities. However, attention must be given to the lack of a dedicated pedestrian access for at least part of the journey to the

centre of Read and whether this would substantially discourage future occupants from making the journey on foot.

- 5.5.4 George Lane is an unclassified road with a 30mph speed limit. There is street lighting for its full length and there is no record of collisions or accidents. During the officers site visits it was noticeable that there was a considerable number of walkers and dog walkers in the immediate area all travelling in the carriageway and that George Lane was lightly trafficked.
- 5.5.5 The County Surveyor has raised no objection to the proposals on the basis of pedestrian safety or accessibility grounds. Whether the specific circumstances of this case would adversely affect the desirability or eliminate the ability for future occupants to use sustainable transport modes such as walking or cycling is a matter of professional judgement. It is considered that the surrounding environment is not such that it would considerably discourage future occupants from travelling to facilities within the village centre on foot. Despite the lack of a dedicated footway along a short section of George Lane the road is a minor carriageway which is lightly trafficked and well-lit and the application is for a single dwellinghouse which would generate a limited number of journeys.

5.6 Other Considerations

- 5.6.1 Regarding the potential impact on the residential amenity of neighbouring occupants, the proposed development plot is generous in size and there would be sufficient space within the site to provide for acceptable separation distances between dwellings to the north, south and east.
- 5.6.2 An Ecological Assessment has been submitted. A cluster of relatively mature trees lie north-west of the site. A mature oak (T2) has been assessed as having moderate potential for roosting bats although the Bat Survey Report confirms that emergence surveys undertaken in September 2019 found no bats emerging from the potential roost feature of the tree. Bat activity, both commuting and foraging were recorded. The trees and hedges adjacent the site are likely to be used by nesting birds.
- 5.6.3 In the event that outline planning permission is granted matters such as landscaping, ecological enhancement and appropriate lighting can be dealt with at reserved matters stage incorporate areas of soft landscaping and a sensitive lighting scheme.
- 5.6.4 The Arboricultural Impact Assessment submitted with the application demonstrates that a single dwelling could be comfortably accommodated within the site without any adverse impact to existing trees. The existing trees within and on the edge of the application site would be protected during the construction stage. The development would require the removal of approximately 12 metres of the boundary hedge to provide the site access and pre-clearance check would be required prior to the removal of any hedgerow to confirm the absence of nesting birds if removal is to take place within the nesting season.
- 5.6.5 The applicant is aware that a water main crosses the site and the submitted plans demonstrate that a dwelling could be accommodated on site whilst retaining unrestricted access.

6 **Conclusion**

- 6.1 Policy DMG2 seeks to underpin the settlement hierarchy for the borough to ensure the delivery of sustainable development. Policy DMH3 seeks to protect the open countryside and designated landscape areas from sporadic or visually harmful development. The thrust of both policies is to deliver both sustainable patterns of development and to accord with the overarching Core Strategy vision. The overarching Core Strategy vision is as follows:

The Ribble Valley will be an area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors.

We will seek to create an area with unrivalled quality of place, respecting the unique natural, social and built heritage of the area.

New development to meet the needs of the area for growth, services and quality of life will be managed to ensure the special characteristics of the area are preserved for future generations.

- 6.2 Whilst the development conflicts with Policies DMG2 and DMH3 it is considered that the site is well-related to the settlement boundary of Read and would represent an infill plot resulting in the creation of a more logical, definitive boundary with Hammond Ground without any significant outward expansion of the settlement.
- 6.3 Whilst the erection of a new dwelling will cause harm to the countryside by virtue of the creation of new built development on a currently undeveloped site, the development would not be viewed as sporadic or visually harmful and appropriately worded conditions could ensure that an appropriate, definitive boundary is created to distinguish the residential development along George Lane from the landscape of Hammond Ground. This will seek to assist in protecting the special characteristics of Hammond Ground for future generations in accordance with the overarching vision for the Borough.

RECOMMENDATION: That the application be DEFERRED AND DELEGATED to the Director of Economic Development and Planning for approval subject to it being publicised in accordance with the requirements of article 15(3) of the Development Management Procedure Order and there being no new issues raised by any representations and subject to the following conditions:

1. Application for approval of reserved matters 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: This condition is required to be imposed by the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The details in respect of the submission of any reserved matters shall be in substantial accordance with the Planning, Design and Access Statement (19-054) and the following approved drawings:

1103-05 A - Location Plan (received 15/01/2020)

1103-02 B – Site Layout Plan (received 15/01/2020)

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

3. The development shall be carried out in accordance with the approved details.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of George Lane to points measured 45m in each direction along the nearer edge of the carriageway of George Lane, from the centre line of the access, and shall be completed prior to first occupation of the development at footway/verge level in accordance with a scheme to be first agreed in writing by the Local Planning Authority and retained thereafter in perpetuity.

REASON: To ensure adequate visibility at the street junction or site access.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the Arboricultural Impact Assessment (Bowland Tree Consultancy, December 2019) shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction].

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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

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

6. The development shall be carried out in strict accordance with the recommendations of the Ecological Assessment (Penny Anderson Associates, August 2019) and Bat Survey Report (September 2019) that were submitted with the application.

If development has not commenced within two years from the date of this permission then the value of the site for bats should be reassessed and the findings of the survey and any additional mitigation measures proposed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

7. No development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. The agreed provisions shall be installed prior to first occupation of the development and be retained at all times thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

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

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

NOTE

The applicant's attention is drawn to the consultation response received from United Utilities. There is a water main (with easement) crossing the development site and unrestricted access is required for operating and maintaining it. It is recommended that the applicant contacts United Utilities Property Services team to discuss how the proposals may interact with the easement.

BACKGROUND PAPERS

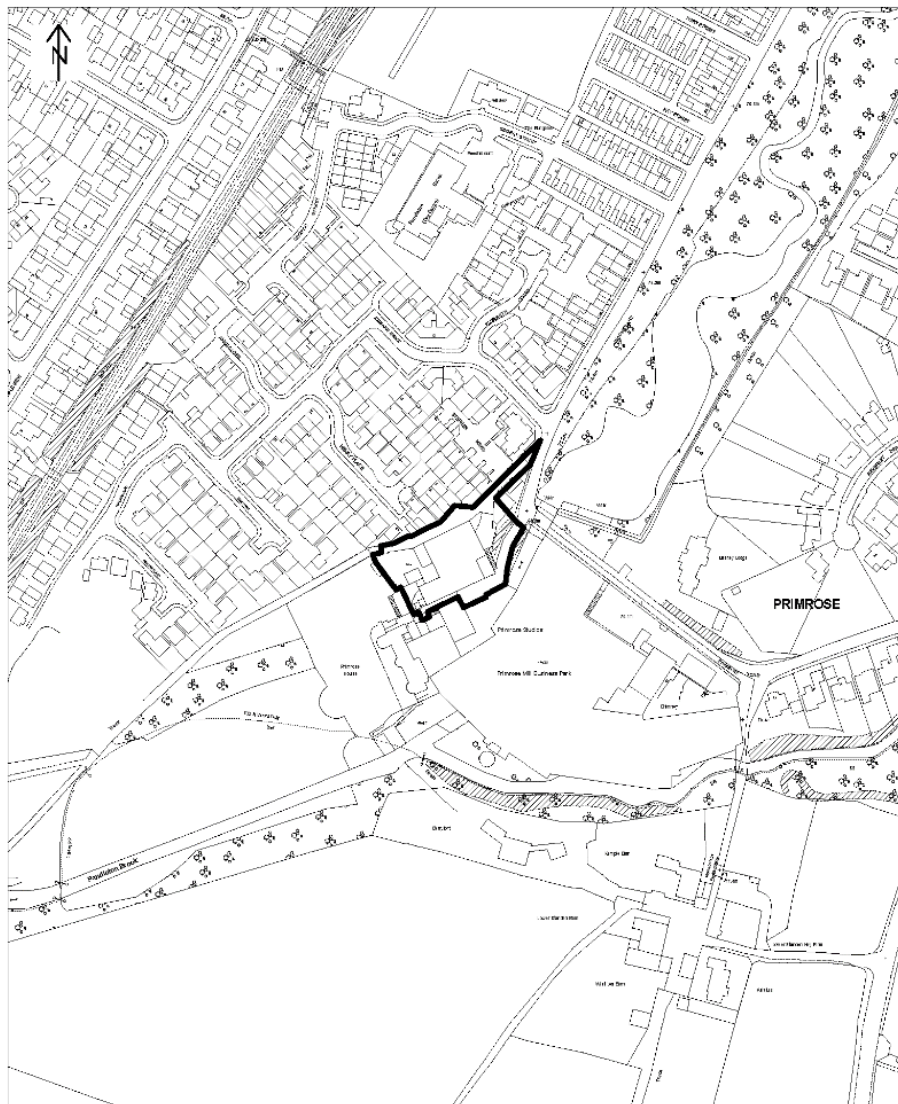
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0927

APPLICATION REF: 3/2019/0954

GRID REF: SD 373687 440694

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING WORKSHOP BUILDINGS CONVERSION OF TWO MAIN VACANT MILL STRUCTURES TO PROVIDE 25 RESIDENTIAL APARTMENTS ERECTION OF CYCLE/REFUSE STORE, LAYING OUT OF PARKING AND CIRCULATION AREAS AND ASSOCIATED LANDSCAPING. LODEMATIC LTD, PRIMROSE WORKS, PRIMROSE ROAD, CLITHEROE BB7 1BS



3/2019/0954 Lodematic Ltd Primrose Works Primrose Road Clitheroe BB7 1BS

Scale 1:2500

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Ribble Valley Borough Council. Licence No.100018641 Wednesday, 22 January 2020

CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CLITHEROE TOWN COUNCIL:

Clitheroe Town Council wishes to object to this application on the grounds of highway safety. Stating that the entrance to the development is situated on an already dangerous bend in the road and the amount of traffic along Primrose Road to Woone Lane has already increased significantly due to the new developments. As such it is considered that there is a high potential for an accident at the proposed development's entrance.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

LCC Highways have raised concerns in respect of the proposal relating to the ability for a refuse vehicle to adequately manoeuvre into and out of the site and have raised concerns in respect of the proposal resulting in the storage of waste receptacles on the highway.

UNITED UTILITIES:

No objections subject to the imposition of conditions relating to foul and surface water drainage.

LCC ARCHAEOLOGY:

LCC Archaeology have raised no objection to the proposal subject to the imposition of conditions requiring the implementation of a programme of archaeological works, to be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

NHS:

East Lancashire Hospital Trust has made representations in respect of the application making a request for financial contributions relating to the direct impact on the provision of planned and acute healthcare caused by the proposed development. In this respect a request has been made that the developer pay a contribution of £28,835.00 to adequately mitigate £28,835.00 the impacts of the development. Members will note that the Trust further recommends the application be refused if the applicant is unwilling to meet the contribution.

LCC EDUCATION:

Primary Places

Latest projections for the local primary schools show there to be a shortfall of 167 places in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5-year Housing Land Supply document (or equivalent), which already have planning permission.

With an expected yield of 1 place from this development the shortfall would increase to 168. Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 1 place.

Secondary Places

LCC Education will not be seeking a contribution for secondary school places in respect of the development.

ADDITIONAL REPRESENTATIONS:

Two letters of representation have been received objecting to the proposal on the following grounds:

- Incorrect land ownership details have been provided
- Right of access issues
- Potential disruption and noise disturbance as a result of on-going construction works
- Increase in traffic
- Loss of privacy
- Potential noise from apartments
- Insufficient footway provision

1. Site Description and Surrounding Area

- 1.1 The application relates to former Lodematic site located to the southern extents of Woone Lane. The site is occupied by three parallel industrial workshop buildings, with smaller associated outbuildings dating from the 1800s and a detached industrial building dating from the second half of the twentieth century also being located on-site.
- 1.2 The application site is bounded to the north by an existing access track and public right of way (Footpath 17). With newly constructed residential development also being within the vicinity on the opposing side of the access track.

2. Proposed Development for which consent is sought

- 2.1 The submitted details seek consent for the conversion of the existing buildings to accommodate thirteen one-bedroom apartments and twelve two-bedroom apartments. It is proposed that building on the eastern and western extents of the site will be demolished to enable the creation of dedicated parking provision to serve the dwellings with a total of 38 spaces being provided, with one-bedroomed apartments benefitting from one dedicated space and the two-bedroomed apartments being afforded two dedicated parking bays per apartment.
- 2.2 The submitted details further propose the creation of a central courtyard with open-gantry walkway to facilitate access to apartments on the first and second floors of the development. To enable the conversion to utilise the roof-space within the southern block it is proposed that the eaves height of the building will be raised by approximately 450mm with the existing coping and eaves detailing being replicated.

3. Relevant Planning History

3/2016/0764 - Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. (Approved)

3/2015/0266 - Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. (Approved)

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EN2 – Landscape
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement EN4 – Biodiversity and Geodiversity
Key Statement EN5 – Heritage Assets
Key Statement H1 – Housing Provision
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing
Key Statement DMI1 – Planning Obligations
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and Species Protection and Conservation
Policy DME4 – Protecting Heritage Assets
Policy DME5 – Renewable Energy
Policy DME6 – Water Management
Policy DMH1 – Affordable Housing Criteria
Policy DMB4 – Open Space Provision
Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The application site lies within the defined settlement boundary of Clitheroe and involves the re-use and redevelopment of existing building on a brownfield site. As such the principle of the proposal, notwithstanding other development management considerations, is considered to be in broad alignment with the development strategy for the borough in respect of the locational aspirations for new housing and their location within principle and tier 1 settlements.

5.1.2 Furthermore, it is considered that the proposal will result in the redevelopment of a brownfield and previous employment site that is largely constrained by access arrangements, with limited parking provision for staff. It is further considered the internal layout and configuration of the existing buildings are also thought to be inadequate to accommodate modern work practices or requirements, with other properties currently available within the borough that offer more efficient, effective and unconstrained work spaces.

5.1.3 In respect of the above matters the proposed development is considered to be in full compliance and alignment with the aims and objectives of the adopted

development plan in respect of the location of new housing and the regeneration aspirations for brownfield land within the borough.

5.2 Impact upon Residential Amenity:

5.2.1 The application site does not benefit from any direct relationship with any existing residential properties or receptors save that for the newly constructed dwellings located to the north of the site. In this respect it is only the northern-building (Block B) that has any direct interface or relationship with the aforementioned dwellings.

5.2.2 In respect of the potential for the development to be of detriment to existing residential amenities, it is considered that the proposed interface distances between the existing dwellings and the proposed apartments that will benefit from a northerly aspect is considered more than adequate to ensure that there is no direct impact by virtue of direct overlooking or a loss of privacy.

5.3 Matters of Design/Visual Amenity:

5.3.1 The submitted details propose the retention of a number of the existing buildings on site with minimal external physical interventions into the built fabric of the buildings. For the most part it is proposed that existing openings will be utilised or altered to accommodate new windows and doors.

5.3.2 The central linking block will be utilised to accommodate an open courtyard area that will accommodate the primary circulation core of the building facilitating access to all apartments. It is proposed that the eaves height of the southern block (Block A) will be raised to allow for additional accommodation to be accommodated within the roof-space. However, taking into account the modest raising in the height of the eaves it is considered that the alterations will remain commensurate with the overall scale of the building and will not undermine or be of detriment of its inherent character or external visual appearance.

5.4 Highway Safety and Accessibility:

5.4.1 The Highway Development Control section have raised a small number of concerns in relation to the proposal relating to the ability for a refuse vehicle to adequately enter the site and the potential for the storage of refuse receptacles outside of the site, on collection day, to cause potential disruption for users of the public footway.

5.4.2 In respect of the above, RVBC waste services has confirmed that they will not intend for the refuse vehicle to enter the site and that waste collection will be made on a kerbside arrangement outside the site. Whilst it is noted that the current arrangement may necessitate the need for waste receptacles to be stored on the footway on the day of collection, it is not considered that such matters could be controlled vis the imposition of condition or controlled in any case through the planning process given kerbside collection arrangements are omnipresent within the borough for all accommodation types.

5.5 Landscape/Ecology:

5.5.1 The application has been accompanied by a bat Survey which concludes that there is no evidence of the buildings have been used by bats for the purposes of roosting

and that no emergence was recorded from the buildings. As such it is not considered that the proposed development will result in any adverse impact upon protected species or species of conservation concern.

- 5.5.2 The report further identifies that the proposed conversion will result in the potential to create nesting/roosting opportunities and the potential to enhance opportunities for species to utilise the roof areas. As such, a condition will be imposed that requires details of such provision to be submitted prior to their installation.

5.6 Flood Risk and Drainage:

- 5.6.1 United Utilities have responded raising no objection subject to the requirement to submit a surface water drainage scheme and the imposition of a condition that ensures surface and foul water is drained on separate systems.

5.7 Developer Contributions:

- 5.7.1 Should consent be granted the developer will be required to make an educational contribution of £16,050.54 towards primary places within Clitheroe. The amount payable has been calculated by LCC education as follows:

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 1 primary school place. However LCC will not be seeking a contribution for secondary school places.

Calculated at the current rates, this would result in a claim of:

Primary places:

$(£12,257 \times 0.97) \times \text{BCIS All-in Tender Price } (324 / 240) \text{ (Q1-2019/Q4-2008)}$
= £16,050.54 per place

£16,050.54 x 1 place = £16,050.54

- 5.7.2 In addition to the above, should consent be granted, the applicant will be required to make a contribution towards leisure/play facilities within Clitheroe. The contribution sought will be based on the following methodology which is calculated based on occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

- 5.7.3 As a result, a contribution of approximately £8350.65 will be required to mitigate the impact of the development and will be secured via a section 106 agreement

- 5.7.4 Members will note that East Lancashire Hospital Trust have made a request that the developer pay a contribution of £28,835.00 to mitigate potential healthcare impacts resultant from the development. In respect of this matter the local authority, in this instance, will not be seeking to pursue or enforce this request for a contribution as the authority is of the view that the current methodology utilised by the trust and the subsequent contribution request would not be considered CIL

compliant and would not meet the tests of reasonableness. It should be noted that the Trust states that if the applicant is unwilling to meet the request of a contribution that the Trust will object to the proposal on the grounds of the direct and adverse impact of the development on the delivery of health care in the Trust's area.

5.8 Affordable Housing Provision:

5.8.1 Members will note that given the proposal involves the conversion of existing buildings that Vacant Building Credit (VBC) is engaged and applicable. In this respect the applicant is released from the requirement to provide on-site affordable housing provision in respect of affordable provision. However, the requirement to provide 7.5% on-site open market housing provision for those aged 55 and over remains engaged. The applicant has provided a commitment to meet this requirement and such matters will be secured via a S106 agreement.

5.8.2 On this basis the proposal is considered to be in accordance with the adopted development plan in respect of on-site open-market housing provision for those over 55 years of age.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 Taking account of the above matters and all material considerations, it is considered that the proposed development is in full compliance and alignment with the development strategy for the borough in respect of the location of new housing development as embodied within Key Statement DS1 of the adopted core strategy.

6.2 It is further considered that the proposal is in full compliance with the regenerational aspirations and aspects of Key Statement DS1 insofar that approval will lead to the redevelopment of an existing brownfield site and will secure the long-term retention of the mill buildings through their re-use and conversion.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

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

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Location Plan Rev: A:
- 5857-07 Rev: C: Proposed Lower Floor Plan
- 5857-08 Rev: C: Proposed Ground Floor Plan
- 5857-09 Rev: C: Proposed First Floor Plan
- 5857-10 Rev: B: Proposed second Floor Plan

- 5857-11 Rev: D: Proposed Elevations
- 5857-12 Rev: C: Proposed Section A-A
- 5857-13 Rev: A: Existing and Proposed Site Section C-C
- 5857-14 Rev: C: Existing and Proposed Site Section D-D
- 5857-15 Rev: H: Proposed Site Plan
- 5857-16 Rev: F: Visibility Splay
- 5857-18 Rev: A: Proposed Internal Courtyard Elevations
- 5857-19 Rev: C: Proposed Access Road Surfacing and Refuse Collection Point
- 5857-20 Rev: A: Swept Path Analysis

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

Matters of Design

3. Notwithstanding the submitted details, details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved (including external surfaced areas and car-parking) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

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

4. Notwithstanding the submitted details, no other work other than site clearance/demolition shall be undertaken until details, at a scale of not less than 1:20, of each elevation have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and conserves and enhances the character and external appearance of the buildings to be converted.

5. Notwithstanding the submitted details, no other work other than site clearance/demolition shall be undertaken until details, at a scale of not less than 1:20, of the glazed canopy have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and conserves and enhances the character and external appearance of the buildings to be converted.

6. Details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

To ensure a satisfactory standard of appearance of the external areas of the development in the interests of the visual amenities of the area.

Notwithstanding the submitted details, the proposed roof-lights to be installed on the development hereby approved shall be of the Conservation type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the inherent character of the buildings to be converted.

7. The area to be resurfaced as indicated on drawing 5857-19 C shall be fully surfaced and made available for use prior to first occupation of any of the dwellings hereby approved.

REASON: To ensure safe and adequate access is provided for motor-vehicles and pedestrians.

8. The cycle storage provision hereby approved shall be installed and made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained.

REASON: To ensure adequate storage for bicycle is provided on site and to encourage sustainable modes of transport.

Landscape and Ecology

9. Details of bat mitigation proposals as contained within submitted Bat Survey (Ref 5857 dated Sept 2019) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in full and be made available for use prior to first occupation of any of the dwellings hereby approved and thereafter retained.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern.

10. Unless otherwise agreed in writing the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and timings contained within the Bat Survey (Ref 5857 dated Sept 2019).

REASON: To protect the bat population from damaging activities and to mitigate the impact of the development upon species of conservation concern.

11. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

The submitted details shall include the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and specifications of all retaining structures (where applicable).

The approved soft 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 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

For the avoidance of doubt all trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.

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

Flooding and Drainage

12. 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 shall be carried out in strict accordance with the approved details.

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

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

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

Heritage and Archaeology

14. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should include:
- i. The creation of an archaeological record of the buildings to Level 2/3 as set out in the specifications contained in 'Understanding Historic Buildings' (Historic England 2016); and
 - ii. A formal archaeological watching brief during all groundworks required as part of the development.

This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with these agreed details.

REASON: To ensure and safeguard the recording and inspection

Highways

15. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:
- A. The siting and location of parking for vehicles of site operatives and visitors
 - B. The siting and location for the loading and unloading of plant and materials
 - C. The siting and locations of all site cabins
 - D. The siting and location of storage of plant and materials used in constructing the development
 - E. The siting and locations of security hoarding
 - F. The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development).
 - G. The timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - H. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - I. The highway routes of plant and material deliveries to and from the site.
 - J. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - K. Days and hours of operation for all construction works.
 - L. Contact details for the site manager(s)

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

REASON: To ensure the safe operation of the highway and to protect nearby residential amenities for the duration of the construction period of the development.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0954

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0800	Proposed bedroom extension to rear front porch and sunroom roof to side.	Elm Dene, Up Brooks Clitheroe BB7 1PL
3/2019/0861	Proposed first floor extension and alterations to existing bungalow to include new mono pitched single storey roof to rear, flat roof entrance canopy and single storey hipped roof to the side.	Green Beech, Higher Commons Lane Mellor Brook, Blackburn BB2 7PS
3/2019/0972	Demolition of existing garage and proposed new dwelling on land adjacent to Braeside	land adj Braeside York Lane Langho BB6 8DT
3/2019/1013	Provision of flags and promotional signage boards.	land to SW of Barrow and W of Whalley Road Barrow BB7 9XW
3/2019/1025	Erection of one new dormer bungalow in the front garden of Paddock Gate.	Paddock Gate 14 Wiswell Lane Whalley BB7 9AF
3/2019/1087	Application for the variation of condition 5 (Servicing and deliveries) from planning permission 3/2017/0262	Holmes Mill Greenacre Street Clitheroe BB7 1EB
3/2019/1101	Fell tree and grind stump.	Berryfield Towneley House Towneley Road Longridge PR3 3EA
3/2019/1112	Construction of sales area	land to SW of Barrow and W of Whalley Road Barrow BB7 9XW
3/2019/1140	New service access and landscaping works.	Standen Hall Worston Road Clitheroe BB7 1PR

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>
3/2018/0582 R of permission in principle	21/05/2019	Land south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure	Yes	8/10/19 10.00am Cttee Rm 1	Appeal allowed and partial costs awarded
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field Chaigley Rd Longridge	Hearing		10/12/19 meeting room on level D	Awaiting Decision
3/2019/0497 R of pp	29/10/2019	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	CAS			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 app received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2019/0040 R of PIP	26/09/2019	Land at Kingsmill Ave Whalley	WR			Appeal Dismissed 02/1/2020
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 Ave Whalley	HAS			Appeal Dismissed 13/1/2020
3/2019/0554	11/11/2019	Three Millstones Inn Waddington Rd West Bradford	WR			Awaiting Decision
3/2019/0698 R	02/01/2020	Wilkinsons Farmhouse Simonstone Ln Simonstone	HH			Awaiting Decision
3/2019/0698 R	22/01/2020	land at Hawthorne Place, Clitheroe	WR			Statement due 26/2/2020
3/2018/0246 R (Enforcement appeal)	05/12/2019	12 Poplar Dve Longridge	WR			Awaiting Decision
3/2018/0932 R (Enforcement appeal)	Awaiting start date from PINS	Bolton Peel Fm Bolton by Bowland Rd Bolton by Bowland	WR (to be confirmed by PINS)			
3/2018/1105 R	09/01/2020	Higher College Farm Lower Road Longridge	Hearing		17/03/20 Council Chamber	
3/2019/0561 R	Awaiting start date from PINS	Pewter House Farm Carr Lane Balderstone	WR (to be confirmed by PINS)			
3/2019/0777	Awaiting start date from PINS	8 Back Lane Rimington	WR (to be confirmed by PINS)			
3/2019/0822 R of tree work application	13/12/2019	Crafnant 14 Whinney Ln Langho	Environmental Procedure			Awaiting Decision