

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 March 2020, starting at 6.30pm
Present: Councillor A Brown (Chairman)

Councillors:

T Austin	S Knox
I Brown	S O'Rourke
B Buller	J Rogerson
M French	R Sherras
B Holden	R Thompson

In attendance: Director of Economic Development and Planning, Head of Planning Services, Solicitor, Senior Accountant and Principal Planning Officer.

Not in attendance: Councillor S Carefoot.

636 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Clark, A Humphreys and N Walsh.

637 MINUTES

The minutes of the meeting held on 6 February 2020 were approved as a correct record and signed by the Chairman.

638 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor J Rogerson declared an interest in planning application 3/2019/0907 – land off Whalley Road, Barrow.

639 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2019/0951
GRID REF: SD 374290 440802

DEVELOPMENT DESCRIPTION:

PROPOSED SPINE ROAD LINKING PHASE 1 TO PHASES 2, 3, 4 AND 5 OF OUTLINE PLANNING PERMISSION 3/2015/0895. LAND AT PENDLE ROAD CLITHEROE

The Head of Planning Services reported upon revised plans and slight changes to conditions.

APPROVED subject to the following conditions:

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
 - General Arrangement - Sheet 1 of 5 - 6263-SP-01-1 E
 - General Arrangement - Sheet 2 of 5 - 6263-SP-01-2 D
 - General Arrangement - Sheet 3 of 5 - 6263-SP-01-3 E
 - General Arrangement - Sheet 4 of 5 - 6263-SP-01-4 F
 - General Arrangement - Sheet 5 of 5 - 6263-SP-01-5 E
 - Highway Setting Out - Sheet 1 of 2 - 6263-SP-02-1 B
 - Highway Setting Out - Sheet 2 of 2 - 6263-SP-02-2 B
 - Drainage Layout Sheet 1 of 5 - 6263-SP-03-1 E
 - Drainage Layout Sheet 2 of 5 - 6263-SP-03-2 D
 - Drainage Layout Sheet 3 of 5 - 6263-SP-03-3 D
 - Drainage Layout Sheet 4 of 5 - 6263-SP-03-4 D
 - Drainage Layout Sheet 5 of 5 - 6263-SP-03-5 E
 - Proposed Spine Road Longsections Sheet 1 of 4 - 6263-SP-04-1 C
 - Proposed Spine Road Longsections Sheet 2 of 4 - 6263-SP-04-2 C
 - Proposed Spine Road Longsections Sheet 3 of 4 - 6263-SP-04-3 C
 - Proposed Spine Road Longsections Sheet 4 of 4 - 6263-SP-04-4 B
 - Proposed Spine Road Construction Details - 6263-SP-06 B

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

Landscape and Ecology

2. 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, including the timings and phasings for planting, shall be submitted to and approved in writing by the local planning authority.

The scheme shall indicate 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 accordance with the approved phasing/timings and be maintained thereafter for a period of not less than 20 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

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

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

Flooding and Drainage

4. The drainage infrastructure shall be constructed in accordance with the following submitted details: 6263-SP-03-(1E, 2D, 3D, 4D and 5E). The proposed spine road shall not be used until the drainage infrastructure has been completed in accordance with the approved details.

REASON: to ensure associated development from wider development sites can be drained in the most sustainable way.

Heritage and Archaeology

5. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and mitigation. 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.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest.

Highways

6. No development shall take place until details of measures to restrict the use of the Littlemoor access, pre-adoption by the Highways Authority, have been submitted to and agreed by the Local planning Authority. For the avoidance of doubt the submitted details shall provide timings for the installation of such measures in concert with the Littlemoor access being formed. The agreed measures shall remain in place until such a time when the Highways Authority install permanent measures pursuant to condition 55 of outline consent 3/2015/0895.

REASON: To ensure the safe operation of the immediate highway and to ensure the consent hereby approved remains compliant and pursuant to the outline consent to which it relates.

(James Berggrem spoke in favour of the above application).

2. APPLICATION REF: 3/2019/0953
GRID REF: SD 374290 440802

DEVELOPMENT DESCRIPTION:

PHASES 2, 3 AND 4 OF OUTLINE PLANNING PERMISSION 3/2015/0895.
LAND AT PENDLE ROAD, CLITHEROE

The Head of Planning Services referred to revised plans.

APPROVED subject to the following conditions:

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

- Adopted highways plan Rev E
- Boundary Treatment Details Rev B
- Boundary treatment plan sheet 1 Rev F
- Boundary treatment plan sheet 2 Rev F
- Composite Build Route Plan Rev E
- Composite colour layout Rev P
- DAS Rev E
- A4 PHASE 2,3 & 4 Design Code
- BDC HSF - 01 Development Edge Bung3 Plans & Elevations Rev D
- BDC HSF - 02 Development Edge PA34 Plans & Elevations Rev C
- BDC HSF - 03 Development Edge PT36 Plans & Elevations Rev D
- BDC HSF - 04 Development Edge PD30 Plans & Elevations Rev C
- BDC HSF - 06 Development Edge NB31 V1 Plans & Elevations Rev D
- BDC HSF - 07 Development Edge NT41 V1 Plans & Elevations Rev C
- BDC HSF - 08 Development Edge ND40 Elevations Rev C
- BDC HSF - 09 Development Edge ND40 Plans Rev A
- BDC HSF - 10 Development Edge NT42 Elevations Rev E
- BDC HSF - 11 Development Edge NT42 Plans
- BDC HSF - 12 Development Edge PD51 V1 Elevations Rev C
- BDC HSF - 13 Development Edge PD51 Plans
- BDC HSF - 14 Development Edge NB31 V2 Plans & Elevations Rev C
- BDC HSF - 15 Development Edge NT41 V2 Plans & Elevations Rev C
- BDC HSF - 16 Development Edge PD51 V2 Elevations Rev C
- BDC HSF - 17 Development Edge NA21 Plans & Elevations
- BDC HSF - 21 The Lanes BUN 3 Plans & Elevations Rev F
- BDC HSF - 22 The Lanes PA24 Plans & Elevations Rev C
- BDC HSF - 23 The Lanes PA34 Plans & Elevations Rev C
- BDC HSF - 24 The Lanes PT36 Plans & Elevations Rev D
- BDC HSF - 25 The Lanes PD30 Plans & Elevations Rev C
- BDC HSF - 26 The Lanes PA42 Plans & Elevations Rev C
- BDC HSF - 27 The Lanes NB31 Plans & Elevations Rev H
- BDC HSF - 28 The Lanes NT41 Plans & Elevations Rev G
- BDC HSF - 29 The Lanes ND40 Elevations Rev C
- BDC HSF - 30 The Lanes ND40 Plans Rev A
- BDC HSF - 31 The Lanes NA21 Plans & Elevations

- BDC HSF - 40 Village Street PA34 Plans & Elevations Rev C
- BDC HSF - 41 Village Street PT36 Plans & Elevations Rev C
- BDC HSF - 42 Village Street PD30 Plans & Elevations Rev F
- BDC HSF - 43 Village Street PA42 Plans & Elevations Rev D
- BDC HSF - 44 Village Street NB31 V1 Plans & Elevations Rev C
- BDC HSF - 45 Village Street NT41 V1 Plans & Elevations Rev A
- BDC HSF - 46 Village Street ND40 Elevations Rev C
- BDC HSF - 47 Village Street ND40 Plans Rev A
- BDC HSF - 48 Village Street NT42 Elevations Rev C
- BDC HSF - 49 Village Street NT42 Plans
- BDC HSF - 50 Village Street NT41 V2 Plans & Elevations Rev C
- BDC HSF - 51 Village Street NB31 V2 Plans & Elevations Rev A
- BDC HSF - 52 Village Street NA21 Plans & Elevations
- BDC HSF - 60 1 Bed Apartments Elevations Rev A
- BDC HSF - 61 1 Bed Apartments Plans Rev A
- BDC HSF - 62 2 Bed Apartments Elevations A-C Rev A
- BDC HSF - 63 - 2 Bed Apartments Elevations D-F Rev C
- BDC HSF - 64 2 Bed Apartments Plans Rev A
- BDC HSF - 65 Bin & Cycle Store Plans & Elevations
- BDC HSF - 70 Single Garage Plans & Elevations
- BDC Higher Standen Farm - Composite Location Plan Rev B
- BDC Higher Standen Farm - Site Sections 1, 2 & 3 Rev B
- BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
- BDC Higher Standen Farm - Street Scenes A, B & C Rev G
- BDC Higher Standen Farm - Street Scenes D, E & F Rev C
- The Development Edge Characteristics 1
- The Development Edge Characteristics 2
- The Lanes Characteristics 1
- The Lanes Characteristics 2
- The Lanes Characteristics 3
- The Village Street Characteristics
- BDC Higher Standen Farm - Composite Surface Materials Layout Rev E
- BDC Higher Standen Farm - Materials layout Sheet 1 Rev I
- BDC Higher Standen Farm - Materials layout Sheet 2 Rev I
- BDC Higher Standen Farm - Composite Nett Areas Plan Rev G
- BDC Higher Standen Farm - Composite Site Layout Rev P
- BDC Higher Standen Farm - Site Layout Sheet 1 Rev P
- BDC Higher Standen Farm - Site Layout Sheet 2 Rev P
- BDC Higher Standen Farm - Storey Heights Plan Sheet 1 Rev F
- BDC Higher Standen Farm - Storey Heights Plan Sheet 2 Rev F
- BDC Higher Standen Farm - Site Sections 4, 5 & 6 Rev B
- BDC Higher Standen Farm - Composite Surface Materials Layout Rev E
- BDC Higher Standen Farm - Waste Management Plan Sheet 1 Rev E
- BDC Higher Standen Farm - Waste Management Plan Sheet 2 Rev E
- 16078 I Standen Clitheroe - Landscape proposals, POS- Sheet 1-6, Revision I
- 16078 I Standen Clitheroe - Landscape proposals- Sheet 1-5, Revision I
- 16925 E Standen Clitheroe Ph4- Landscape proposals-Sheet 01-05, Revision E

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

Landscape and Ecology

2. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting have been submitted to, and approved in writing by the Local Planning Authority.

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

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

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

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

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

Flooding and Drainage

4. In accordance with the approved Drainage Strategy Ref 6263 P2/SK01-(1B, 2B, 3B, 4B, 5B and 6B), 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

5. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and mitigation. 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.

REASON: To enable the appropriate archaeological recording, excavation and analysis of any surviving upstanding earthworks and buried below-ground archaeological remains of interest.

Further Control over Development

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

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area.

(James Berggrem spoke in favour of the above application).

(Councillor Rogerson declared an interest in the next item of business and left the meeting).

3. APPLICATION REF: 3/2019/0907
GRID REF: SD 373582 437748

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION FOR THE ERECTION OF ONE NEW DWELLING AND ASSOCIATED WORKS AT LAND OFF CLITHEROE ROAD, WHALLEY BB7 9AQ

The Head of Planning Services informed Committee that condition 3 had been deleted.

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. An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) must be made to the Council before

the expiration of three years from the date of this permission and the development hereby permitted 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 development hereby permitted shall be limited to no more than 1 dwelling and shall be carried out in accordance with the following plans and documents:

1305-PL01A Location Plan

REASON: To define the permission and in the interests of the proper development of the site.

- 3. The height of the dwelling proposed in any subsequent reserved matters application(s) pursuant to this consent shall not exceed one storey in height.

REASON: To clarify the scope and nature of the consent and in the interests of the amenity of the area and the residential amenity of neighbouring occupants.

- 4. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

REASON: To protect the appearance of the locality and in the interests of the amenities of local residents.

- 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 Constraints Appraisal (Bowland Tree Consultancy, September 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. As part of any reserved matters application and prior to the commencement of any site works including delivery of building materials and excavations for foundations or services, details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites shall have been submitted to, and approved in writing by the Local Planning Authority.

Thereafter the approved provisions shall be implemented and made available for use prior to the occupation of the dwelling hereby approved.

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

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

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

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

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

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

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

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

9. No building or engineering operations within the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents and within the interests of highway safety.

10. Either prior to commencement of the development hereby approved or as part of the first reserved matters application a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials within the confines of the site;
- iii. storage of plant and materials used in constructing the development;
- iv. wheel washing facilities and/or road sweeping facilities (as appropriate);
- v. measures to control the emission of dust and dirt during construction;
- vi. the timing and routing of construction vehicles to and from the site;
- vii. contact details for the site manager.

REASON: In order to avoid the possibility of the public highway being affected by the deposit of mud/or loose materials which could create a potential hazard to road users, in order to protect the amenity of the occupiers of the adjacent properties and the interests of highway safety the above information is required prior to the commencement of the development.

NOTE: The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Further details can be found by contacting PROWplanning@lancashire.gov.uk

(Josh Halliwell spoke in favour of the above application).
(Councillor Rogerson returned to the meeting).

4. APPLICATION REF: 3/2019/1085
GRID REF: SD 373527 437948

DEVELOPMENT DESCRIPTION:

ERECTION OF 21 DWELLINGS ON PHASE 5, AND PARTIAL RE-PLAN OF THE DEVELOPMENT APPROVED UNDER PLANNING PERMISSION 3/2018/0924 TO CHANGE THE TENURE OF 7 DWELLINGS; VEHICULAR ACCESS, CAR PARKING, LANDSCAPING TREATMENT AND ASSOCIATED ENGINEERING OPERATIONS. LAND SOUTH WEST OF BARROW AND WEST OF WHALLEY ROAD BARROW

The Head of Planning Services referred to a request for a construction management plan.

DEFERRED and DELEGATED to the Director of Economic Development for the satisfactory completion of a Legal Agreement, within 3 months from the date of

this Committee meeting or delegated to the Director of Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months.

Any conditions required by the Highway and Lead Local Flood authorities will be imposed as necessary following the receipt of consultation responses in addition 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:

Boundary treatment plan - COMP/BTP/004 – dated 11.11.19

Detailed site layout - COMP/DSL/01- dated 11.11.19

Highway Materials - 4424-Eng-110A- dated 20.11.19

House types- undated

Land disposal plan - COMP/LDP/02- dated 11.11.19

Landscaping - 6198.02- dated Oct.19

Location plan - WR-LP-01- dated 16.1.17

Longsections Sheet 1 - 4424-Eng-200B- dated 19.11.19

Longsections Sheet 2 - 4424-Eng-201B- dated 19.11.19

Drainage Layout – 4424-Eng-101B- dated 18.11.19

Section 38 adoptions plan - 4424-Eng-114A- dated 21.11.19

Street scenes - SS-01- dated 18.11.19

Topographical survey – allotments- dated 10.7.2018

Topographical survey – balancing ponds- dated 10.7.2018

Tree Survey - TREE SURVEY AND ROOT PROTECTION AREAS- dated Oct.19

Vehicle Swept Path – 4424-Eng-VSP-SDW- dated 24.2.20

Waste Management Plan – Comp/WMPO/03- dated 11.11.19

Housetypes

Bungalow 4

Bungalow 4 – Semi

Leamington Lifestyle

Shaftesbury

Welwyn

Henley

Cherry and Hornbeam

Canterbury

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

Materials

3. The dwellings hereby permitted shall be constructed in complete accordance with the material details included on COMP/MP/05 - Materials Plan received 11/11/19.

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

Details

4. The development shall only be carried out in conformity with the level details included on the following drawings:
Detailed site layout COMP/DSL/01 11.11.19
Site layout and Street scene SS-01 18.11.19

REASON: To protect the appearance of the locality and in the interests of the amenities of local residents.

Residential Amenity

5. No building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents and land uses.

Ecology and trees

6. The development hereby approved shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within Section 5 of the submitted Ecological Survey and Assessment (Ref: 2019-288 - November 2019).

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

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

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers (there shall be at least 1 nest brick/bat tile per dwelling) of artificial bird nesting boxes and artificial bat roosting site per individual dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

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

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

8. All trees identified to be retained on approved plan "TREE SURVEY AND ROOT PROTECTION AREAS" shall be enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area.

9. Any removal of vegetation, including trees and hedges, should be undertaken outside the nesting bird season (March to August) unless an up-dated pre-clearance check has by carried out by a licensed ecologist on the day of removal and no nesting birds are present. The up-dated pre-clearance check shall be have submitted to the Local Planning Authority prior to the removal of any trees and/or hedges.

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

10. No development, including any site preparation, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site place until a detailed method statement for the removal or long-term management/eradication of Himalayan Balsam on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/ root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall thereafter proceed in strict accordance with the duly approved method statement.

REASON: Himalayan Balsam is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment.

REASON FOR PRE-COMMENCEMENT CONDITIONS: The removal of invasive species from the site needs to take place prior to work commencing on site.

11. No above ground works shall commence on site until details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes shall be implemented in accordance with the approved details and retained as approved

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development

12. Notwithstanding the submitted details, prior to any dwelling being occupied, details/elevations at a scale of not less than 1:20 of the proposed boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority and these details shall identify the measures to be taken to encourage habitat connectivity throughout the site. 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 to enhance biodiversity.

13. Within three months of commencement of development on site, a scheme/timetable of phasing for the approved landscaping areas shall have been submitted for the written approval of the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided on a phase by phase basis.

14. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority. The site thereafter shall be managed and maintained in accordance with the approved plan for a minimum period of 25 years.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement.

Highways

15. Each dwelling shall have been provided with an electric vehicle charging point in a location suitable to enable electric vehicles to be charged at the dwelling prior to first occupation.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

16. All car parking and manoeuvring areas, shown on the approved plans, shall be marked out and made available for use before each dwelling, to be served by such areas, is brought into use. The approved parking and manoeuvring areas shall be permanently maintained as approved thereafter.

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

17. 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 details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Wheel washing facilities and road sweeper
- Details of working hours
- Contact details for the site manager
- 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)
- Routes to be used by vehicles carrying plant and materials to and from the site
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development.

18. 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 in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

5. (Anthony Blackwell spoke in favour of the above application).
APPLICATION REF: 3/2020/0004
GRID REF: SD 373753 440773

DEVELOPMENT DESCRIPTION:

VARIATION OF CONDITIONS 2 (APPROVED PLANS), 4 (FOOTPATH ENTRANCE) AND 5 (FLOOD RISK ASSESSMENT) FROM PLANNING PERMISSION 3/2019/0388 TO ALLOW CHANGES TO DESIGN, FOOTPATH ENTRANCE AND FLOOD RISK ASSESSMENT – PRIMROSE LODGE, CLITHEROE

APPROVED subject to the following conditions:

Plan related

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

Title	Reference
Location Plan	PLBGPLP01
Primrose Lodge Footpath and Access Plan	DPLACVP01 Rev H
Primrose Lodge Footpath and Access Plan	DPLACVP02 Rev A
Fish Pass General Arrangement	EVY0823-01Rev P2
Fish Pass General Arrangement	EVY0823-01Rev P2
General Arrangement and Specification Plan	DPLDG01 Revision F
Planting and Species specification document	2/13/2019

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

Drainage

- 2 Prior to the commencement of the construction of the fish pass (ref: drawing EVY0823-01Rev P2) and footbridge full details of the materials of the fish pass shall be submitted to and approved in writing by the Local Planning Authority. No work on the fish pass or footbridge shall commence until further details to comply with the requirements of the Environment Agency have been submitted and agreed to the satisfaction of the Local Planning Authority.

The fish pass shall, thereafter, be constructed in accordance with the approved materials.

REASON: In the interest of visual amenity.

Highways

- 3 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.

- 4 Demolition or construction works shall not take place outside 08:00 hours to 17:00 hours Mondays to Fridays nor at any time on Saturdays, Sundays or Bank Holidays.

REASON: To protect the amenities of the nearby residents.

- 5 This permission shall be carried out in accordance with the Traffic Management Plan documents received on the 20/06/19 and 21/06/19.

REASON: To protect existing road users in the interest of highway safety.

- 6 This proposal shall be in accordance with the recommendations of the Bowland Ecology report dated April 2019.

Prior to public access to the site the location of the additional bat boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be erected in accordance with the approved details prior to public access to the site.

REASON: To encourage and promote biodiversity.

7. The proposed development must proceed in strict accordance with the FRA, addendum and plans submitted FRA, (EVY0793 rev. A, December 2019) and Primrose Lodge Fish Pass Flood Risk Assessment: Addendum Report (EVY0793 rev. A, January 2020) prepared by Eden Vale Young).

8. Throughout the lifetime of the development access must be provided to the Environment Agency or other such authorised body to Mearley Brook and Main River for maintenance purposes.

REASON: To provide adequate access for future maintenance/improvement of Mearley Brook,

INFORMATIVES:

Environmental permit - advice to applicant for flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence

- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environmental permit - advice to applicant for waste activities

Any development using waste or other material for engineering works may require an environmental Permit, unless it is exempt from the need for a permit. If a permit is required, it must be obtained prior to commencing the activity and the applicant should allow three months for the determination of a standard rules permit and four months for the determination of a bespoke permit. Waste transported to and from the development must only be carried by a registered waste carrier.

If planning permission is granted, the applicant should arrange a meeting with the Environment Agency to discuss the permitting implications. For information, the applicant will have to agree a waste recovery plan with the Environment Agency for any activity involving the recovery of waste on land as part of End 3 the Environmental Permit (unless the activity is exempt from the need for a permit).

Please contact our National Customer Call Centre (Tel: 03708 506 506) for advice prior to commencing work. General waste advice is available at: <https://www.gov.uk/topic/environmental-management/waste>

The public register is available at: <https://www.gov.uk/guidance/access-the-public-register-for-environmental-information>
The applicant is advised that it should contact LCC Highways at an early stage as the proposed works on to Woone Lane would require a S218 Agreement with the County Council.

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APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs 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 to the south of Chatburn Old Rd Chatburn	Changed to Hearing Procedure		8/10/19 10.00am Cttee Rm 1	Appeal Allowed Costs application partially awarded to appellant. 23/01/2020

<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>
3/2018/0507 R of outline PP	24/09/2019	Land adj John Smith Playing Field, Chaigley Road, Longridge	Hearing		10/12/2019 meeting room on level D	Appeal Dismissed 19/02/2020
3/2019/0497 R of pp	29/10/2019	DJP Domestic Appliances Ltd 1-3 King Lane Clitheroe	CAS			Awaiting Decision
3/2019/0390 R of Prior Approval	26/09/2019	Dutton Manor Mill Clitheroe Road Dutton	WR			Appeal Dismissed 07/02/2020
3/2019/0554	11/11/2019	Three Millstones Waddington Rd West Bradford	WR			Appeal Dismissed 24/02/2020
3/2019/0698 R	02/01/2020	Wilkinsons Farmhouse Simonstone Lane Simonstone	HH			Awaiting Decision
3/2019/0698 R	22/01/2020	Land at Hawthorne Place Clitheroe	WR			Statement due 26/02/2020
3/2018/0246 R (Enforcement appeal)	05/12/2019	12 Poplar Drive Longridge	WR			Awaiting Decision
3/2018/0932 R (Enforcement appeal)	20/02/2020	Bolton Peel Farm Bolton by Bowland Road Bolton by Bowland	WR			Statement due 02/04/2020
3/2018/1105 R	09/01/2020	Higher College Fm 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 R	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 Lane Langho	Environmental Procedure			Awaiting Decision
3/2019/0556 R	Awaiting start date from PINS	Oakhaven Showley Road Clayton le Dale	WR (to be confirmed by PINS)			
3/2019/0622 R	Awaiting start date from PINS	3 Old Road Chatburn	WR (to be confirmed by PINS)			

<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>
3/2019/0448 R	Awaiting start date from PINS	land at Wiswell Ln Whalley	Inquiry (to be confirmed by PINS			
3/2019/1021 R	Awaiting start date from PINS	Birley Fold Farm Saccary Lane Mellor	HH (to be confirmed by PINS			
3/2019/0510 R	Awaiting start date from PINS	Land SW of Clitheroe Golf Club Whalley Road Barrow	Hearing (to be confirmed by PINS			

642 REPAIR WORK TO PRESERVE CHAMPION FLOOD POOL

The Director of Economic Development and Planning submitted a report for Committee to consider a request for a grant towards the preservation of Champion Flood Pool. Champion Flood Pool is a naturally occurring wet land about 50m wide and 80m long located along Tinklers Lane, Slaidburn. The pool provides critical habitat for several species of breeding wader birds.

A historical stone field drain which had been blocked for several years had recently opened up again allowing water to drain out of the Flood Pool. If allowed to continue this drainage will render the pool unusable by the birds, which rely on it as breeding and feeding habitat. An agricultural contractor would be able to reverse the drainage issue by closing the land drain with a mini digger.

RESOLVED: That Committee approve utilising the Voluntary Community and Social Enterprise organisation's grant scheme to fund the works to seal the land drain at Champion Flood Pool at a cost of £248.

643 VALIDATION OF PLANNING APPLICATIONS

The Director of Economic Development and Planning submitted a report seeking Member approval in relation to an administrative charge in connection with the validation process of planning applications that are never made valid. It was requested that Members confirm and adopt the charging regime from 31 March 2020.

Upon receipt all applications are checked to ensure that all the appropriate information had been submitted in accordance with the adopted validation checklist. If an application is submitted without the necessary information required to allow officers to assess the proposals, then the application is made invalid. This means it is placed on hold until the necessary amendments or documents have been received. It is important that the Council seeks ways of improving the service and reviews the cost and time associated with each element of the application process. It was evident that there was a considerable amount of officer time and work associated with invalid applications.

In the interests of improving the service, it was proposed to introduce a charge which would be levied for any application which was made invalid and where the additional information requested was not submitted within the required timeframe (usually 2 months). In these cases, the application would be returned and the following administrative charge would be deducted from the planning fee refund: £50 or 10% of the application fee whichever was the greater. This is set at a rate intended to discourage the submission of invalid applications whilst recovering the administration cost of processing the invalid application.

RESOLVED: That Committee

1. adopt the fee charging schedule as outlined in the report for applications received after 31 March 2020 which are not validated; and
2. publicise the new fee charge as widely as possible and inform the main users of the planning application services directly.

644 ANNUAL POSITION STATEMENTS – HOUSING

The Director of Economic Development and Planning submitted a report outlining the approach to the use of annual position statements for 2020/21.

The report outlined the revisions recently introduced to the National Planning Policy Framework in 2019 of the option to use an Annual Position Statement (APS) to confirm a local authority's housing delivery position, namely five year suppl, was introduced. Councils can utilise the APS on an annual basis following Examination by an Inspector to demonstrate that their housing land supply was robust. In effect with an agreed APS the Council's housing land supply position would be fixed for 12 months (subject to predetermined timescales) and would avoid the need to debate such evidence at planning appeals. Members would be aware that considerable time can be taken up in appeals and related expenses in establishing the housing land supply. In the right circumstances, there are merits in using the APS.

It was clear that the APS may provide some benefits in certain circumstances but these do not currently relate to those of this Council. In the case of Ribble Valley, as we currently do not meet the criteria of a relevant, recently adopted plan, it would not be possible for the Council to meet the tests for an APS.

RESOLVED: That the report be noted.

645 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES.

There were no reports from Representatives on Outside Bodies.

646 CAPITAL PROGRAMME 2020/21

The Director of Resources submitted a report for Committee's information of the schemes approved for inclusion in this Committee's 2020/21 capital programme. The total for this Committee is £40,920 over the five year life of the programme of which all of it relates to the 2020/21 financial year.

RESOLVED: That the report be noted.

647 REVENUE MONITORING 2019/20

The Director of Resources submitted a report informing Committee of the position for the period April 2019 to January 2020 of this year's revenue budget as far as this Committee was concerned. It was pointed out that there was an overall underspend of £57,148 on the net cost of services and £55,613 after allowing for transfers to/from earmarked reserves. The report outlined the variations between the budget and actuals for Committee's information.

RESOLVED: That the report be noted.

648 APPEALS

- a) 3/2019/0390 – change of use from offices to dwellings (4 No bungalows and 2 No houses) at Health Rack Ltd, Dutton Manor Mill, Clitheroe Road, Dutton – appeal dismissed.
- b) 3/2018/0507 – outline application for up to 10 No self-build dwellings with all matters reserved save for access at The Stables, Chaigley Road, Longridge – appeal dismissed.
- c) 3/2019/0554 – The Three Millstones Inn, Waddington Road, West Bradford, new single storey building at the rear of the public house to create an additional guest bedroom – appeal dismissed.

The meeting closed at 7.05pm.

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