

Minutes of Planning and Development Committee

Meeting Date: Thursday, 30 July 2020, starting at 6.30pm by ZOOM
Present: Councillor A Brown (Chair)

Councillors:

T Austin	S Knox
I Brown	R Sherras
B Buller	R Thompson
S Clark	
M French	
B Holden	
A Humphreys	

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

Also in attendance: Councillor S Rainford.

675 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot, S O'Rourke, J Rogerson and N Walsh.

676 MINUTES

The minutes of the meeting held on 25 June 2020 were approved as a correct record and signed by the Chairman.

677 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

678 PUBLIC PARTICIPATION

There was no public participation.

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

1. APPLICATION REF: 3/2020/0415
GRID REF: SD 361652 439073

DEVELOPMENT DESCRIPTION:

CONVERSION OF BARN INTO ONE NEW DWELLING AT OAKS BARN, BIRKS FARM, BIRKS BROW, LONGRIDGE

REFUSED for the following reasons:

1. The proposal has a harmful impact upon the special architectural and historic interest of the listed building and the setting of listed buildings (including

Higher Birks Farmhouse) because the extension is prominent, incongruous and conspicuous resulting from its scale, location, materials and detailed design and because of the loss and alteration of important historic fabric. This is contrary to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy.

2. The proposal has a harmful impact upon the Ribble Valley Development Strategy and the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty because of the proposed dwelling's isolation in the countryside and the incongruity and conspicuousness in the landscape of the proposed extension, formalised access and extensive residential curtilage. This is contrary to Key Statements DS1 and EN2 and Policies DMG1, DMG2 and DMH4 of the Ribble Valley Core Strategy.

(Mr Pearson spoke in favour of the above application. Councillor Rainford was given permission to speak on the above application).

2. APPLICATION REF: 3/2020/0416
GRID REF: SD 361652 439073

DEVELOPMENT DESCRIPTION:

CONVERSION OF BARN INTO ONE NEW DWELLING AT OAKS BARN, BIRKS FARM, BIRKS BROW, LONGRIDGE

REFUSED for the following reason:

1. The proposal has a harmful impact upon the special architectural and historic interest of the listed building, its setting and features of special architectural and historic interest because the extension is prominent, incongruous and conspicuous resulting from its scale, location, materials and detailed design and because of the loss and alteration of important historic fabric.

(Mr Pearson spoke in favour of the above application).

3. APPLICATION REF: 3/2019/1011
GRID REF: SD 382491 446963

DEVELOPMENT DESCRIPTION:

CHANGE OF USE OF LAND TO FORM EXTENSIONS TO EXISTING CARAVAN SITE FOR THE SITING OF A FURTHER 62 HOLIDAY CARAVANS AND ASSOCIATED ENGINEERING WORKS, DEMOLITION OF EXISTING BUILDING, ERECTION OF EXTENSION TO FACILITIES BUILDING, CREATION OF NEW CHILDREN'S PLAY AREA, ERECTION OF STORAGE BUILDING AND RETENTION OF ACCESS TRACK AT RIMINGTON CARAVAN PARK, HARDACRE LANE, RIMINGTON BB7 4EE

APPROVED subject to the following conditions:

Plan related

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 SK-RLP-001
Proposed Layout Plans SK-S-100A, SK-S-1.1A and SK-N-1.2A
Landscaping Planting Plan RTP 700 Rev 0 and RTP 701 Rev 0
Caravan Elevation Plan RTP 081 Rev 0
Proposed Conservatory site Plan SK-RLP-CH.103
Proposed Store Building site block plan SK-RLP-SB.101A
Proposed Conservatory Elevation Plan SK-RLP-CH.104
Proposed Store Building Elevation Plan SK-RLP-SB.100

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

Drainage

3. No development shall commence until final details of the design and implementation of an appropriate sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) A final sustainable drainage layout plan showing how surface water will be managed over the lifetime of the development; managing any increased runoff generated by the new impermeable surfaces and mitigating any pollution of the receiving groundwater and/or surface waters, including watercourses;
- b) Surface water flow calculations for the sustainable drainage scheme. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an appropriate allowance for climate change. The calculations must demonstrate that surface water runoff from the application site will not exceed the existing pre-development surface water runoff rates and volumes for the corresponding rainfall event;
- c) A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the sustainable drainage scheme;
- d) Confirmation of how surface water will be managed within any non-drained areas of the site, i.e. gardens and public open space.
- e) A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- f) Details of how the sustainable drainage scheme will be managed and maintained over the lifetime of the development.

The scheme shall be implemented in accordance with the approved details prior to first occupation or completion of the development, whichever is the

sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASONS

- 1) To ensure that the proposed development can be adequately drained;
- 2) To ensure that there is no flood risk on or off the site resulting from the proposed development;
- 3) To ensure that water quality is not detrimentally impacted by the development proposal; and
- 4) To ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

REASON FOR PRE-COMMENCEMENT CONDITIONS:

Drainage is a material consideration and the proposed pre-commencement condition(s) allows for the principle of development to be granted and detailed drainage designs to be conditioned for approval via a discharge of condition.

4. 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.

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

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

Highways

6. 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.

7. Demolition or construction works shall not take place outside 08:00 hours to 17:00 hours Mondays to Saturday and not on Sundays or Bank Holidays.

REASON: To protect the amenities of the nearby residents.

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

- 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
- Details of working hours
- Caravan delivery times and routeing to / from the site
- Contact details for the site manager
- Details of a phased programme for construction works.

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

9. Notwithstanding the access details shown on the submitted plans Sk-S-100A there shall be no vehicular access to and from the site on to Rimington Lane with the exception of emergency purposes or for construction traffic purposes previously agreed in accordance with the construction phasing plan submitted in compliance with Condition 8.

Within one month of the commencement of the development full details of a gate or other form of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved measure(s) shall be installed within 6 months of the date of this consent.

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

10. Within one month of the commencement of the development further details showing:

- How adequate intervisibility between vehicles and pedestrians using the PROW3-36FP4 will be secured
- Full details of the surface materials of the crossing point
- Details of the future management and maintenance of this part of the site

shall be submitted to and approved in writing by the Local Planning Authority.

The development thereafter shall be completed in accordance with the approved details prior to the first use of the caravans hereby approved and the area of land maintained in accordance with the approved details thereafter.

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

11. Prior to the commencement of the development full details of the location of 3 bat boxes, to be attached to mature trees within the site, shall be submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be erected prior to the first use of the caravans hereby permitted.

REASON: To encourage and promote biodiversity.

12. Within three months of commencement of development on site, a scheme/timetable of phasing for the approved landscaping areas shown on Landscaping Planting Plan RTP 700 Rev 0 and RTP 701 Rev 0 shall have been submitted to and approved in writing by 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 in the interest of visual amenity.

13. Each caravan hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 3 months in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

The owner shall maintain a register of all guests of each unit of accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the owner and the main guest who made the booking together with dates of occupation.

REASON: The permission relates to the provision of holiday accommodation. The condition is necessary to define the scope of the permission hereby approved and to ensure that the development promotes sustainable tourism and contributes to the area's economy.

14. Prior to the erection of extension to facilities building, creation of new children's play area or erection of storage building, whichever is the earlier, samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

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

15. Prior to the erection of extension to facilities building, creation of new children's play area or erection of storage building, whichever is the earlier, full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

REASON: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

16. Prior to the first use of the caravans hereby permitted a scheme showing dedicated electric vehicle charging points throughout the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the electric vehicle charging points shall be provided in accordance with the approved scheme prior to the first use of the caravans hereby permitted.

REASON: To promote options for sustainable modes of transport within the site.

INFORMATIVE

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.

(Mr Tonge spoke in favour of the above application. Mr McLean spoke against the above application).

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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>
3/2019/0262 R	22/01/2020	land at Hawthorne Place, Clitheroe	WR			Awaiting Decision
3/2018/0932 R (Enforcement appeal)	20/02/2020	Bolton Peel Farm Bolton by Bowland Rd Bolton by Bowland	WR			Awaiting Decision

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs app received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/1105 R	09/01/2020	Higher College Farm Lower Road Longridge	Hearing		17/03/20 Council Chamber	Hearing opened, then adjourned until after lockdown – no new date given yet.
3/2019/0777 R	24/03/2020	8 Back Lane Rimington	HH			Awaiting Decision
3/2019/0822 R of tree work application	13/12/2019	Crafnant 14 Whinney Lane Langho	Environmental Procedure			Appeal Dismissed 25/06/2020
3/2019/0556 R	06/03/2020	Oakhaven Showley Road Clayton le Dale	WR			Appeal Dismissed 19/06/2020
3/2019/0622 R	09/03/2020	3 Old Road Chatburn	HH			Appeal Dismissed 09/07/2020
3/2019/0448 R	28/04/2020	land at Wiswell Lane Whalley	Hearing		Waiting for PINS	Awaiting Hearing
3/2019/0510 R	24/04/2020	Land SW of Clitheroe Golf Club Whalley Road Barrow	Hearing		Waiting for PINS	Awaiting Hearing
3/2019/0975 R	22/05/2020	The White House Sawley Road Sawley	HH			Awaiting Decision
3/2020/0039 R	08/06/2020	90 Mitton Road Whalley	HH			Awaiting Decision
3/2020/0649 R	18/05/2020	land to the south of 5 Chapel Brow Longridge	WR			Awaiting Decision
3/2020/0037 R	18/05/2020	Fairclough Barn Loud Bridge Chipping	HH			Appeal Allowed 22/06/2020
3/2020/0036 R	18/05/2020	28 Calfcote Lane Longridge	WR			Awaiting Decision
3/2020/0167 R	02/06/2020	2 Moorend Cottages Ribchester Road Langho	WR			Statement due 07/07/2020
3/2019/0877 U	12/06/2020	Land at the junction of Chatburn Road and Pimlico Link Rd Clitheroe	WR			Statement due 17/07/2020

<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>
3/2020/0114 R	Waiting for start date from PINS	Barn at Crooked Field Chipping Road Chaigley	WR (tbc by PINS)			

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APPEALS

- i) 3/2019/0556 – construction of three dwellings following the demolition of existing buildings at land at Oakhaven, Showley Road, Clayton-le-Dale – appeal dismissed.
- ii) 3/2020/0037 – two storey side extension following removal of existing conservatory at Fairclough Barn, Loud Bridge Road, Chipping – appeal allowed with conditions.
- iii) 3/2019/0622 – replacement of existing roof, external windows and doors and provision of insulating and cladding to the exterior of the building at 3 Loneslack, Chatburn Road Road, Chatburn – appeal dismissed.

The meeting closed at 7.26pm

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