

Minutes of Planning and Development Committee

Meeting Date: Thursday, 24 September 2020 starting at 6.30pm
Present: Councillor A Brown (Chair)

Councillors:

T Austin	B Holden
I Brown	A Humphreys
B Buller	S Knox
S Carefoot	S O'Rourke
J Clark	J Rogerson
L Edge	R Sherras
M French	

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

Also in attendance: Councillors S Atkinson, J Hill, S Fletcher, G Mirfin and M Robinson.

730 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor R Thompson.

731 MINUTES

The minutes of the meeting held on 27 August 2020 were approved as a correct record and signed by the Chairman.

732 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

Councillor Austin declared a non-pecuniary interest in planning application 3/2020/0315 – Langho Football Sports and Social Club.

733 PUBLIC PARTICIPATION

There was no public participation.

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

(Councillor Austin declared an interest in the next application and left the meeting)

1. APPLICATION REF: 3/2020/0315
GRID REF: SD 36972 34193

DEVELOPMENT DESCRIPTION:

CONSTRUCTION OF AN ALL-WEATHER FOOTBALL PITCH WITH BOUNDARY FENCING AND FLOODLIGHTS AND AN EXTENSION OF AN EXISTING CAR PARK. LANGHO FOOTBALL CLUB, DEWHURST ROAD, LANGHO, BB6 8AF

MINDED TO REFUSE based on residential amenity impact and visual impact.

(Duncan Metcalf spoke against the above application. Councillor Atkinson was given permission to speak on the above application).

(Councillor Austin returned to the meeting).

2. APPLICATION REF: 3/2020/0424
GRID REF: SD 372658 443997

DEVELOPMENT DESCRIPTION:

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING, RESUBMISSION OF 3/2019/1099. PARSONS CROFT, SLAIDBURN ROAD, WADDINGTON, BB7 3JQ

APPROVED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from 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 1833 - EX00
Existing Site Plan 1833 – EX01
Existing Floor Plans 1833 – EX02
Proposed Site Plan 1833 – PL10
Proposed Floor Plans 1833 – PL11
Proposed Elevations 1833 – PL12
Context Elevations 1833 – PL13

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

3. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. 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 materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. Precise specifications, locations and the timings for the installation of 2 bat boxes on trees within the garden as recommended within the submitted preliminary Bat Roost Assessment Report dated 13.5.2020 and indicated on the approved site plan shall have first been submitted to and approved by the Local Planning Authority prior to the commencement of any development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal.

The development shall be carried out in strict accordance with the approved details including the agreed timings for installation and duration for retention of the bat box provision.

REASON: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (Schedule 2, Part 1, Class A-E) or any subsequent re-enactment thereof no development normally permitted by these provisions shall be constructed without express planning permission first being obtained.

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.

6. 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 proposed development hereby approved.

7. 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.

(Stephanie Beswick spoke in favour of the above application. Andrew Knowles spoke against the above application).

3. APPLICATION REF: 3/2020/0640
GRID REF: SD 374344 441761

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE FROM RETAIL (USE CLASS A1) WITH ANCILLARY CAFE (USE CLASS A3) TO RESTAURANT AND CAFE (A3) (NEW CLASS E). OPENING HOURS 9.00 AM TO 10.30 PM TUESDAY TO SATURDAY AND 9.00 AM TO 5.00 PM SUNDAY TO MONDAY. TOM'S TABLE, GROUND FLOOR, LEE CARTER HOUSE, LOWERGATE CLITHEROE BB7 1AD

MINDED TO REFUSE on the grounds on adverse impact on residential amenity including noise disturbance.

(Judith Douglas spoke in favour of the above application. Jane Bennett spoke against the above application. Councillor Mirfin was given permission to speak on the above application).

4. APPLICATION REF: 3/2019/1104
GRID REF: 374343 442743

DEVELOPMENT DESCRIPTION:

ERECTION OF 58 DWELLINGS (INCLUDING 30% AFFORDABLE) WITH OPEN SPACE, INFRASTRUCTURE AND ASSOCIATED WORKS. LAND OFF HAWTHORNE FARM, HAWTHORNE PLACE, CLITHEROE BB7 2HU

MINDED TO REFUSE on the grounds of inappropriate density, housing mix.

(Katie Pearson spoke in favour of the above application. Dawn Elliot-Field spoke against the above application. Councillors Hill, Fletcher and Robinson were given permission to speak on the above application).

5. APPLICATION REF: 3/2020/0309
GRID REF: 360283 436019

DEVELOPMENT DESCRIPTION:

ERECTION OF 34 DWELLINGS AND ASSOCIATED WORKS. SPOUT FARM, PRESTON ROAD LONGRIDGE PR3 3BE

TAKEN OFF THE AGENDA BY OFFICERS

<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 applicabl</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 Road	WR			Awaiting Decision
3/2018/1105 R	09/01/2020	Bolton by Bowland Higher College Fm Lower Road Longridge	Hearing		17/03/20 Council Chamber	Hearing opened, then adjourned until after lockdown – no new date given yet. Appeal Dismissed 17/08/2020
3/2019/0777 R	24/03/2020	8 Back Lane Rimington	HH			Notification sent to interested parties. Awaiting Hearing.
3/2019/0448 R	28/04/2020	land at Wiswell Lane Whalley	Hearing		22/09/2020 with 23/09/2020 in reserve virtual	Notification sent to interested parties. Awaiting Hearing.
3/2019/0510 R	24/04/2020	Land SW of Clitheroe Golf Club Whalley Road Barrow	Hearing		15/09/2020 and 16/09/2020 virtual	Notification sent to interested parties. Awaiting Hearing.
3/2019/0975 R	22/05/2020	The White House Sawley Road Sawley	HH			Appeal Dismissed 20/08/2020
3/2020/0167 R	02/06/2020	2 Moorend Cottages Ribchester Road Langho	WR			Appeal Dismissed 25/08/2020
3/2019/0877 U	12/06/2020	Land at the junction of Chatburn Road / Pimlico Link Road Clitheroe	WR	Costs application made by appellant 06/08/2020		Awaiting Decision
3/2020/0114 R	28/07/2020	Barn at Crooked Field Chipping Road Chaigley	WR			Awaiting Decision
3/2020/0288 R	26/08/2020	Bay Gate Farm Barrett Hill Brow Bolton by Bowland	WR			Statement due 30/09/2020

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3/2020/0329 R	Waiting for start date from PINS	Three Millstones Hotel Waddington Road West Bradford	WR (to be confirmed by PINS)			
736		REVENUE OUTTURN 2019/20				<p>The Director of Resources submitted a report for Committee's information on the outturn for the financial year 2019/20 in respect of the revenue budget for this Committee.</p> <p>RESOLVED: That the report be noted.</p>
737		REVENUE MONITORING 2020/21				<p>The Director of Resources submitted a report for Committee's information on the position for the period April 2020 to August 2020 of this year's original revenue budget as far as this Committee was concerned. She informed Committee that a grant claim will be submitted for the loss of income on planning control and enforcement.</p> <p>RESOLVED: That the report be noted.</p>
738		CAPITAL OUTTURN 2019/20				<p>The Director of Resources submitted a report for Committee's information on the 2019/20 capital programme outturn for this Committee and to set out the capital budget slippage that had been moved from 2019/20 to 2020/21.</p> <p>RESOLVED: That the report be noted.</p>
739		CAPITAL MONITORING 2020/21				<p>The Director of Resources submitted a report for Committee's information on the progress of this Committee's 2020/21 capital programme for the period to the end of August 2020.</p> <p>RESOLVED: That the report be noted.</p>
740		APPEALS				<p>i) 3/2019/0777 – Proposed two storey extensions to rear and front and a single storey side extension at 8 Back Lane, Rimington – appeal dismissed.</p> <p>ii) 3/2019/0975 – Proposed alteration of the principal elevation to include the construction of a single storey porch and two storey gable elevation. The works to include the addition of a replacement conservatory with decked terrace to</p>

the south-west of the property at The White House, Sawley Road, Sawley – appeal dismissed.

- iii) 3/2020/0167 – Proposed demolition of existing single storey lean-to extension to side and replacement with new two-storey extension to side and rear, including balcony to rear and Juliet balcony to side. Single storey extension to side of new two storey extension. Relocation of front door and construction of new single storey porch. Further fenestration at front and rear of existing dwelling including insertion of roof lights. Extension of domestic curtilage to provide new vehicular access and parking at 2 Moorend Cottages, Ribchester Road, Langho – appeal dismissed.

741

REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from Representatives on Outside
The meeting closed at 8.48pm.

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