

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 29 October 2020 starting at 6.30pm  
Present: Councillor A Brown (Chair)

Councillors:

T Austin	B Holden (6.50pm)
I Brown	A Humphreys
B Buller	S Knox
J Clark	J Rogerson
L Edge	R Sherras
M French	R Thompson

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

Not in attendance: Councillor S Carefoot.

### 775 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillor S O'Rourke.

### 776 MINUTES

The minutes of the meetings held on 24 September 2020 and 30 September 2020 respectively were approved as a correct record and signed by the Chairman.

### 777 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST

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

### 778 PUBLIC PARTICIPATION

There was no public participation.

### 779 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

REFUSED for the following reason:

- 1 The proposal is considered contrary to Policy DMG1 of the Adopted Core Strategy. The proposed all-weather pitch due to the boundary fence, floodlights and intensification of the use will have a detrimental impact on the amenities of surrounding neighbours by reason of noise and light pollution as well as resulting in harm to the visual qualities of the area.

(Duncan Metcalf spoke against the above application, Councillor Austin returned to the meeting)

2. APPLICATION REF: 3/2020/0641  
GRID REF: SD 360820 437733

DEVELOPMENT DESCRIPTION:

ERECTION OF GAZEBO IN REAR GARDEN (RETROSPECTIVE) AND ALTERATION TO FRONT DRIVEWAY TO CREATE ADDITIONAL PARKING AREA AT 12 WHEATLEY DRIVE, LONGRIDGE PR3 3TT

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:

Location Plan

Site Plan to include driveway – received 12 September 2020

Photos – received 10th August 2020

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

2. The driveway hereby approved shall be hard surfaced, sealed and drained within the curtilage of the site or surfaced in a permeable material, prior to it first being brought into use and thereafter retained as such

REASON: To ensure that the proposal is properly drained and reduce surface water runoff onto adjoining land from the development.

3. APPLICATION REF: 3/2020/0688  
GRID REF: SD 360142 437068

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE FROM B2 INDUSTRIAL TO D2 LEISURE (NEW CLASS E) AND ALTERATIONS TO WINDOW TO CREATE DOOR AND FIRE ESCAPE AT UNIT 5, STONEBRIDGE MILL, PRESTON ROAD, LONGRIDGE PR3 3AN

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:
  - Location Plan A3324/PL10
  - Proposed Elevational Plan including Fire Escape and door A3324/PL04.
  - Proposed Elevational Plan A3324/PL03
  - Travel Plan received on the 6/10/20.

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

2. The use of unit 5 (first floor) of Stonebridge Mill as a dance school, hereby permitted, shall be occupied only by Sutcliffe School of Dance. In the event that Sutcliffe School of Dance vacates the unit the use shall be discontinued and the unit restored to its former condition/use in accordance with a scheme of work which has first been submitted to and approved by the Local Planning Authority. The unit shall thereafter be restored to its former B2 use in accordance with the approved details.

REASON: In order to safeguard residential amenities, in the interest of highway safety and to protect an employment generating premises.

3. The use hereby approved shall only be operated between the following hours:
  - 0900 to 2100 Monday to Friday
  - 0800 to 1400 Saturday

There shall be no business operated from the premises or site outside the stated operating hours.

REASON: To comply with the terms of the application and in the interests of protecting the residential amenities of nearby residents.

4. The temporary use of the building as a dance studio hereby permitted shall cease no later than the 31 December 2022 unless a further application has been submitted to and approved by the Local Planning Authority.

REASON: To allow effective control of the proposal and to monitor highway safety issues.

5. The proposed fire escape and door alterations as shown on drawing A3324/PL04 shall be carried out to the satisfaction of the Local Planning Authority within 3 months of the date of this permission and retained thereafter.

REASON: In the interest of safeguarding amenity.

6. Within 3 months of this planning permission full details of the marketing documentation/ publications which relate to the location of available car parking within the vicinity of Stonebridge Mill and means of accessing the Mill other than by private car shall be submitted to and approved in writing by the Local Planning Authority. The information shall include an annotated plan detailing the location of car parking and detail how students/ parents visiting the dance studio will be encouraged to either utilise the available parking or

access the premises by alternative measures. Thereafter the approved details shall be made available to view on Sutcliffe School of Dance social media platforms and/ or web-site.

REASON: In the interests of highway safety and neighbour amenity to ensure that users of the dance school are made aware of the lack of parking in the vicinity of the site and have all available options for travel clearly detailed.

4. 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

DEFERRED and DELEGATED to the Director of Economic Development and Planning for 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.

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.

*Approved Plans*

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 2586-100

Proposed site plan 19-133-0001-E

Hard Landscape Plan – UG-487-LAN-HL-DRW-02

Soft Landscape Plan - UG-487-LAN-SL-DRW-03

General Arrangement - UG-487-LAN-GA-DRW-01

HOUSE TYPES

New 2 Bed Bungalow – 19-133 HT2BB

New 4 Bed Detached – 19-133 HT4BD

New 4 Bed Detached 1646sqft – 19-133-HT1646 Rev E

New 4 Bed Detached 1998sqft – 19-133-HT1998 FP Rev D

New 4 Bed Detached 1998sqft – 19-133-HT1998 E Rev D

New 4 Bed Detached 1703sqft – 19-133-HT1703 FP1 Rev D

New 4 Bed Detached 1703sqft – 19-133-HT1703 FP2 Rev D

New 4 Bed Detached 1703sqft – 19-133-HT1703 E Rev D

New 3 Bed Bungalow – 19-133 HT3BB Rev E

Churchtown 19-133 CHU Rev C

Scorton – 19-133 SCO Rev C

Sowerby – 19-133 SOW-FP Rev D  
Sowerby – 19-133 SOW-E Rev D  
Rawcliffe – 19-133 RAW-FP Rev A  
Rawcliffe – 19-133 RAW-E Rev B  
Warren - 19-133 WAR-FP Rev D  
Warren - 19-133 WAR-E Rev D  
Stalmine – 19-133 STA-FP Rev B  
Stalmine – 19-133 STA-E Rev B  
REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

#### *Materials*

3. Prior to the commencement of the construction of the development hereby approved full details of the external materials and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be constructed in accordance with the approved materials.

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

#### *Highway conditions*

4. The development shall be carried out in strict accordance with the Construction Management Plan Rev 1.1 received on 16 July 2020 and there shall be no pedestrian access to the site office from Preston Road during the construction phase.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

5. The new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 over 1m above road level.

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 Preston Road to points measured 59m in each direction along the nearer edge of the carriageway of Preston Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with

a scheme which has been submitted to and agreed in writing by the Local Planning Authority before development commences and completed in accordance with the approved details prior to occupation of the first dwelling.

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

7. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved in writing by the Local Planning Authority. The site access and off-site works of highway improvement shall be implemented and completed in accordance with the approved details prior to occupation of the first dwelling hereby approved

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

8. 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.

9. No residential unit hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, landscaped areas and bin storage areas not put forward for adoption within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first residential unit on the site, the areas shall be maintained in accordance with the approved management and maintenance details.

REASON: To ensure that all private streets, landscaped areas and other communal spaces are appropriately managed and maintained to ensure the safety of all users.

10. 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.

#### *Surface water*

11. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment & Drainage Strategy Document (Ref No: 30429/SRG, Dated March 2020) which was prepared by Ironside Farrar Limited. No surface water will be permitted to drain directly or indirectly into the public sewer. Any variation to the discharge

of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

#### *Foul water*

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

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

#### *Biodiversity*

13. 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 sites have been submitted to, and approved in writing by the Local Planning Authority.

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: 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.

#### *Landscaping*

14. The landscaping proposals hereby approved (Drawing:UG\_487\_LAN\_SL\_DRW\_03) shall be implemented in the first planting season following occupation of the first dwelling hereby approved 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.

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.

*Tree Protection*

15. 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.

(Andrew Booth spoke in favour of 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			Appeal Dismissed 01/10/2020
3/2018/0932 R (Enforcement appeal)	20/02/2020	Bolton Peel Farm Bolton by Bowland Rd Bolton by Bowland	WR			Awaiting Decision
3/2018/1105 R	09/01/2020	Higher College Farm, Lower Road Longridge	Hearing		02/12/20 and 02/12/20 virtual	Awaiting Hearing
3/2019/0448 R	28/04/2020	land at Wiswell Lane Whalley	Hearing		22/09/20 with 23/09/20 reserve virtual	Appeal Dismissed 09/10/2020
3/2019/0510 R	24/04/2020	Land SW of Clitheroe Golf Club Whalley Road Barrow	Hearing		15/09/20 and 16/09/20 virtual	Awaiting Decision
3/2019/0877 U	12/06/2020	Land at the junction of Chatburn Road and 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			Appeal Dismissed 15/10/2020
3/2020/0288 R	26/08/2020	Bay Gate Farm Barrett Hill Brow Bolton by Bowland	WR			Awaiting Decision
3/2020/0329 R	28/09/2020	Three Millstones Hotel, Waddington Road, West Bradford	WR			Statement due 02/11/2020



<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>
3/2020/0058 R	Waiting for start date from PINS	Oxendale Hall Osbaldeston Lane Osbaldeston	WR (to be confirmed by PINS)			
3/2020/0057 R	Waiting for start date from PINS	Oxendale Hall Osbaldeston Lane Osbaldeston	WR (to be confirmed by PINS)			
3/2020/0669 R	Waiting for start date from PINS	3 Bradley Court Chipping	HH			

781 APPOINTMENT TO LOCAL DEVELOPMENT PLAN WORKING GROUP

The Chief Executive submitted a report asking Committee to appoint a replacement member to the Local Development Plan Working Group following the death of Councillor Noel Walsh for the remainder of the 2020/21 municipal year.

RESOLVED: That Committee approve the appointment of Councillor Louise Edge to serve on the Local Development Plan Working Group for the remainder of the 2020/21 municipal year.

782 STATEMENT OF COMMUNITY INVOLVEMENT – UPDATE AND REVISIONS

The Director of Economic Development and Planning submitted a report for Members to consider the updated and revised Statement of Community Involvement (SCI) and agree its publication for consultation.

The SCI sets out how the Council proposes to engage and involve the local community, stakeholders and relevant organisations in the preparation of planning documents and the determination of planning applications. The document sets out both the wider statutory processes and the points at which people can be involved, together with the Council's approach to ensuring engagement is as comprehensive as possible.

The SCI is not a planning policy document but a statutory Local Development document and as such is required to be consulted upon, formally adopted, reviewed and kept up to date.

The SCI has been updated to reflect the changes in the recently published new guidance which was introduced to address consultation implications of Covid 19. As the Council is in the early stages of reviewing its Development Plan, it was an ideal opportunity to review the consultation processes in this light.

Implications of ongoing Covid 19 pandemic restrictions means the greater use and development of digital consultation platforms and the need to find new ways to share information in an environment where traditional meetings and exhibitions would be challenging, and the revisions reflect this. More comprehensive information on the differing planning processes to help clarify the points at which engagement opportunities are available had also been revised.

Once approved by Committee the SCI would be published for a 6 week consultation period, giving the public and wider stakeholders the opportunity to register an interest in the new plan-making project. Any responses would be considered before the document was finalised and adopted.

An issue was raised with regard to the handling of planning applications and the public participation scheme at Committee.

RESOLVED: That Committee endorse the revised SCI as enclosed with the report and agree that it be published for a 6 week period of consultation, the outcome of which would be reported back to Committee as appropriate.

#### 783 APPEALS

- i) 3/2019/0262 – Erection of a single dwelling with associated access, landscaping and all other works at Land at Hawthorne Place, Clitheroe BB7 2HU - appeal dismissed.
- ii) 3/2019/0448 – Outline planning application for the erection of up to 125 dwellings with public open space, landscaping and sustainable drainage system (SUDS) and vehicular access point from A671. All matters reserved except for means of access at Land at Wiswell Lane, Whalley – appeal dismissed.
- iii) Application for Costs – Land at Wiswell Lane, Whalley – refused.
- iv) 3/2020/0114 – Conversion of agricultural buildings into a single residential dwelling at Land at Crooked Field, Chaigley – appeal dismissed.

#### 784 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

The meeting closed at 7.30pm.

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