

Minutes of Planning and Development Committee

Meeting Date: Thursday, 4 February 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

R Croasdale	J Rogerson
R J Elms	J S Sutcliffe
M Fielding	D Taylor
T Hill	J White
J Holgate	

In attendance: Director of Development Services, Building and Development Control Manager, Legal Services Manager and Principal Planning Officer (Design and Conservation).

Also in attendance: Councillor S Hore.

789 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors D Berryman, A Gridley, C Punchard and M Thomas.

790 MINUTES

The minutes of the meeting held on 14 January 2010 were approved as a correct record and signed by the Chairman.

791 DECLARATIONS OF INTEREST

Councillor J White declared an interest in agenda item number 8 – proposed Conservation Area at Kirk Mills, Chipping.

792 PUBLIC PARTICIPATION

There was no public participation.

793 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

794 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2009/0721/P (GRID REF: SD 369989 433163)
PROPOSED INFILL AND LINK EXTENSIONS INCLUDING SIX PLANTING TUNNELS TO REAR OF EXISTING GARDEN CENTRE BUILDING AND CREATION OF ACCESSIBLE ACCESS RAMPS TO PROVIDE FULLY ACCESSIBLE ROUTE TO ALL AREAS FROM EXISTING GARDEN CENTRE BUILDING AT CARR HALL, WHALLEY ROAD, LANGHO

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall relate to the development as amended by the 1:2500 scale site location plan and drawing No 3365/87E both received on 19 January 2010, and also drawing No's 3365/86 and 3365/88.

REASON: For the avoidance of doubt since the proposal has been the subject of agreed amendments in the form of the deletion of a landscaping scheme that has also resulted in a slight reduction in the size of the application site.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, 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 details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 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.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Precise details of the colour of the roofs of the planting tunnels hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority prior to the planting tunnels being erected on the site.

REASON: In the interests of visual amenity as the white roof materials stated on the submitted plans would form an over prominent and visually discordant feature in the local landscape, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the first use of the development hereby permitted, whether in whole or in part, the existing eleven lighting columns along the access road into the site shall be reduced in height to 4.5m and shall be painted black, all to the satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity as the lighting columns at their existing height and in their existing colour detract from the appearance of the locality contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

2. APPLICATION NO: 3/2009/0850/P (GRID REF: SD 364097 436173)
APPLICATION FOR THE VARIATION OF CONDITION NO. 10 OF PLANNING CONSENT 3/2008/0916/P TO ALLOW THE MEETING ROOM TO BE USED FOR 10 MONTHS OF THE YEAR BETWEEN 1 MARCH AND 31 DECEMBER AT DALE HEY FARM, PRESTON ROAD, RIBCHESTER

GRANTED subject to the following condition(s):

Ribble Valley Borough Council in pursuance of its planning powers, hereby varies Condition No. 10 of planning permission Ref. No. 3/2008/0916/P:

REVISED CONDITIONS AND REASONS:

10. The use of the proposed meeting room in accordance with this permission shall be restricted to between the dates of 1 March to 31 December in any calendar year, and to the hours between 0900 to 2200 Monday to Thursday, and between 0900 to 2300 hours Friday and Saturday and between 1000 to 2200 hours on Sundays and Bank Holidays, and shall only be used in conjunction with the site activities and not made available for general public use. There shall be no movement of caravans off and on the site between the hours of 2300 and 0700 hours.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

3. APPLICATION NO: 3/2009/0855/P (LBC) & 3/2009/0854 (PA) (GRID REF: SD 371001 452668)
PROPOSED REFURBISHMENT OF THE EXISTING HOUSE AND SERVICE WING. CONSTRUCTION OF NEW SWIMMING POOL TO WEST OF MAIN HOUSE WITH ASSOCIATED DEMOLITION OF OUTBUILDINGS. RELOCATION OF EXISTING GLASS HOUSE INTO WALLED GARDEN AT TOWNHEAD, SLAIDBURN

GRANTED subject to the following condition(s):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. No works can begin until a copy of the approved Natural England Licence (EPSM/2009/1232/B) has been submitted to the Local Planning Authority, all mitigation measures identified in the licence shall be supervised by a person, the identify of whom has been previously agreed in writing by the Natural England species protection licensing officer and the Local Planning Authority.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including the retention of existing trees, have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme submitted shall reflect both the existing and historical landscape character and therefore indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or lard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than five 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.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory means of drainage.

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 building recording and analysis. 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 ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in

accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

6. Precise specifications and samples of walling, roofing and other materials to be used shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character of the listed building.

7. Precise specifications for the repair and restoration of historic fabric shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character of the listed building.

8. New window frames shall be painted within one month of their insertion and retained as such in perpetuity.

REASON: In order to safeguard the character of the listed building.

9. Prior to commencement of development precise details of the proposed gates and means of enclosure adjacent to the highway shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of highway safety and visual amenity.

RECOMMENDATION: That the granting of listed building consent be delegated to the Director of Development Services following referral to the Secretary of State, in accordance with the following conditions.

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. No works can begin until a copy of the approved Natural England Licence (EPSM/2009/1232/B) has been submitted to the Local Planning Authority, all mitigation measures identified in the licence shall be supervised by a person, the identify of whom has been previously agreed in writing by the Natural England species protection licensing officer and the Local Planning Authority.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including the retention of existing trees, have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme submitted shall reflect both the existing and

historical landscape character and therefore indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or lard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than five 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.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. 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 building recording and analysis. 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 ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

5. Precise specifications and samples of walling, roofing and other materials to be used shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character of the listed building.

6. Precise specifications for the repair and restoration of historic fabric shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character of the listed building.

7. New window frames shall be painted within one month of their insertion and retained as such in perpetuity.

REASON: In order to safeguard the character of the listed building.

8. Prior to commencement of development precise details of the proposed gates and means of enclosure adjacent to the highway shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of highway safety and visual amenity.

4. APPLICATION NO: 3/2009/1009/P(GRID REF: SD 360197 437496)
ALTERATION OF ROOF PROFILE TO ACCOMMODATE THE CREATION OF 4
NO. SELF-CONTAINED OFFICE UNITS AT FIRST FLOOR AT ENTERPRISE
HOUSE, WARWICK STREET, LONGRIDGE, LANCASHIRE, PR3 3EB

GRANTED subject to the following condition(s):

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.

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 11 January 2010.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. The car parking spaces indicated on the amended plan dated 11 January 2010, drawing No 0701/2 shall be marked out in accordance with this approved plan, before the use of the offices hereby approved become operative.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

4. The use of the proposed offices in accordance with this permission shall be restricted to the hours between 0800 to 1800 Monday to Saturday, and there shall be no operation on Sundays or bank holidays.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of the proposed units outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

5. APPLICATION NO: 3/2010/0011/P (CAC) & 3/2009/1078/P (PA) (GRID REF: SD 373391 436156)
PROPOSED DEMOLITION OF FORMER NURSERY BUILDING (CAC)
PROPOSED ERECTION OF A NEW RETAIL AND OFFICE BUILDING WITH
CAR PARKING (PA) AT 7 ACCRINGTON ROAD, WHALLEY

WITHDRAWN

6. APPLICATION NO: 3/2009/0718/P (GRID REF: SD 366293 435536)
PROPOSED CHANGE OF USE AND CONVERSION OF THE FORMER HOTEL/RESTAURANT TO SIX DWELLINGS INCLUDING PARTIAL DEMOLITION OF EXISTING BUILDINGS, ALTERATIONS, EXTENSIONS AND ERECTION OF NEW GARAGES AT FORMER DE TABLEY ARMS, RIBCHESTER ROAD, CLAYTON-LE-DALE

REFUSED for the following reason:

1. The proposal is considered contrary to the provisions of PPS3 'Housing', Policies L4 and L5 of the North West of England Plan Regional Spatial Strategy to 2021 and Ribble Valley Borough Council's Affordable Housing Memorandum of Understanding in that the scheme does not deliver a mix of housing both market and affordable. Approval of the scheme in its submitted form would therefore be contrary to the strategic housing and planning for housing policy objectives as set out in PPS3.

(Mr Gee spoke in favour of the above application)

7. APPLICATION NO: 3/2009/1011/P (GRID REF: SD 370941 434975)
OUTLINE APPLICATION TO BUILD 10 NO TWO BED SEMI DETACHED BUNGALOWS, 4 NO SEMI DETACHED AND 2 NO DETACHED THREE BED DORMER BUNGALOWS AND 8 NO THREE BED SEMI DETACHED HOUSES ON LAND ADJACENT TO PETRE HOUSE FARM, WHALLEY ROAD, LANGHO

That Committee be Minded to Approve the application subject to the following conditions and therefore Defer and Delegate to the Director of Development Services to await the satisfactory completion of a Section 106 Agreement in the terms outlined within this report:

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the latter 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: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission only and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. This outline permission shall relate to the proposal as shown on drawing Nos 2007/38/01A, 02E, 08A, 09 and 10.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans.

3. This outline planning permission should be read in conjunction with the Section 106 Agreement dated

REASON: For the avoidance of doubt as the permission is subject to an Agreement.

4. Prior to the commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to the commencement of any development site works, an arboricultural/tree protection/tree constraints report and plan shall be submitted for the written approval of the Local Planning Authority. The plan shall include details on all the dimensions of retained trees, including crown spread and root protection zones. Details shall also include physical protection methods in accordance with the BS5837 (Trees in Relation to Construction) and a Tree Protection Monitoring Schedule.

REASON: In order to ensure that a tree within the site that is the subject of a Tree Preservation Order is afforded maximum physical protection from any potential adverse effects of development, and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

8. The landscaping details to be submitted in accordance with condition 1 of this outline permission shall include details of the boundary treatments for all dwellings. The boundary treatment shall then be implemented in accordance with the approved details prior to the first occupation of the dwelling to which they relate.

REASON: In the interests of visual amenity and the amenities of adjoining residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to the commencement of any construction works on the two storey houses on plots 1 and 2 and plots 9-14 inclusive, their precise siting and proposed finished floor slab levels shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interest of visual amenity and the amenities/privacy of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTES

1. 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.
2. In relation to condition No 7 of this permission, the applicant should note that the adequate protection of the Oak tree that is covered by a Tree Preservation Order might involve alterations to the position and/or means of construction of the cul de sac turning head and the parking spaces proposed for the dwelling on plot 18.

8. APPLICATION NO: 3/2009/1076/P(GRID REF: SD 370087 436581)
PROPOSED APPLICATION FOR REMOVAL OF CONDITION 3 RELATED TO SECTION 106 AGREEMENT OF 3/1994/0532 WHICH REQUIRED CONSTRUCTION OF A NEW PUBLIC HIGHWAY BETWEEN THE A59 AND A66 ROUNDABOUT, OLD LANGHO ON THE BASIS OF NUMBERS OF DWELLINGS WITHIN THE SITE AT THE OLD ZOO, BROCKHALL VILLAGE, LANGHO

Defer and Delegate to the Director of Development Services to await expiration of consultation period and that no new material issues are raised during this period and that condition 3 of 3/1994/0532/P be removed.

795 ITEMS DELEGATED TO DIRECTOR OF DEVELOPMENT SERVICES UNDER SCHEME OF DELEGATED POWERS

The following proposals have been determined by the Director of Development Services under delegated powers:

796 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2005/0967/P	Two No new sash windows to first floor to be openable to allow escape in case of fire	White Bull Hotel Main Street, Gisburn
3/2009/0830/P (LBC)	Proposed removal of the existing asbestos roof covering and replace it with a traditional slate roof covering with under parging	Haredon Farmyard Barn Trough Road Dunsop Bridge
3/2009/0849/P	Application for the discharge of conditions no.3 (landscaping), no.4 (insulation), no.6 (visibility splay), no.7 (access width), no.8 (construction of access and highway improvements), no.12 (foul drainage scheme) and no.13 (painting of the lean-to) of planning consent 3/2008/0916/P	Dale Hey Farm Preston Road Ribchester
3/2009/0897/P	Two-storey side extension (with covered carport) and provision of parking on hardstanding to the front of the dwelling	9 Willows Park Lane Longridge
3/2009/0925/P	Proposed open air slurry lagoon (approx 30m x 12m x 3m) with earth bank sides and clay lining with a stock proof fence around the top	Moor Laithe Farm Gisburn
3/2009/0947/P (PA) &	Remove existing front window and door and fit new replacements	10 York Street Clitheroe
3/2009/0948/P (LBC)	Remove existing front window and door and fit new replacements	10 York Street Clitheroe
3/2009/0970/P	Single storey rear extension	32 The Sands Whalley
3/2009/0971/P	Proposal for the erection of a residential detached garage and the creation of an outdoor ménage and sand paddock/turning area	Lonmore Ribchester Road Clayton-le-Dale
3/2009/0974/P	New single garage and utility/WC	Brantwood West Bradford Rd Waddington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0980/P	Application for a non material amendment to planning permission 3/2009/0137/P for the linking of the two rear flat roofed dormers using tile hanging to match existing so as the former single dormer, and for fascias, barge boards and windows to be changed from white UPVC to brown UPVC	16 St Mary's Drive Langho
3/2009/0985/P	Proposed installation of 3no. 1.3sq.m solar thermal collectors to be located onto the rear inclined roof surface	New Barn Farm Lane Ends Bolton-by-Bowland
3/2009/0987/P	Replacement of existing tarmac path and raised rockery to front of property with new level flagged patio. Retrospective	Sunnydale Baldwin Road Clitheroe
3/2009/0989/P	Application for the part-discharge of condition no. 2 (relating to materials) of planning consent 3/2008/1013/P – providing precise specifications of windows including materials.	Ribblesdene Greenside Ribchester
3/2009/0992/P	Proposed extension to the existing garage	18 Clitheroe Road Whalley
3/2009/1003/P	Proposed mixed-use agricultural building for livestock and storage. Resubmission	Lower Warble Hey Farm Barker Lane, Mellor
3/2009/1006/P	Discharge of condition 2 relating to a schedule of works for demolition	Mount Vale, Lowergate Clitheroe
3/2009/1007/P	Single storey rear extension	32 Wilson Street Clitheroe
3/2009/1025/P	Non-material amendment by addition of small conservatory or lean-to link building in the form of a conservatory at buildings adjacent	Stanley House Mellor
3/2009/1029/P	Application for a non-material amendment to planning consent 3/2009/0651P, being the substitution of a hip-end to the roof in place of the gable-end roof	4 Ennerdale Road Longridge
3/2009/1055/P	Application for the discharge of condition no. 1 (development within three years) and condition no. 3 (programme of archaeological work) of planning consent 3/2008/1013/P	Ribblesdene Greenside Ribchester

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/1068/P	Individual letters attached to stone boundary wall externally illuminated by tube lighting (retrospective)	Manor Court Salesbury Hall Lane Ribchester
3/2009/1072/P	Discharge of materials condition for boundary wall and building and sun room	Angram Green Farm Cottage Worston

797

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/0811/P	Partially retrospective application for the retention of two stable blocks and tack room and static caravan for occasional use and proposed erection of a new stable block (8 stables) for private use on land adjacent	Mill Hill Farm Slaidburn Road Waddington	Policies G1 and ENV1 – detriment to the visual amenities of the Area of Outstanding Natural Beauty
3/2009/0834/P	Construction of bay windows to rear elevation of the property	2 Corn Mill Mews Whalley Clitheroe	Policy G1 and ENV16 – incongruous feature to the detriment of the property and conservation area, which would create a precedent for similar developments if allowed.
3/2009/0945/P	Install a drob kerb	9 Edisford Road Clitheroe	G1, ENV13 – Potential loss of individual mature tree to the detriment of the visual amenity of the area.

798

SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
	None	

799 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT**
BE NECESSARY

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/1044/N	Proposed roofing over of the existing silage clamp	Overhacking Farm Stonyhurst, Clitheroe
3/2009/1067/N	Proposed agricultural livestock building.	Fober Farm Newton-in-Bowland

800 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0575/P	Change of use of 3 barns to form 5 holiday lets	Higher Lickhurst Farm Leagram
3/2009/1005/P	Provision of a new additional vehicular access and a new boundary fence	The Old Vicarage Lower Lane, Longridge

801 APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2008/0674 & 0675 D	27.8.09	John Reilly Civil Engineering Ltd Proposed alterations to listed boundary wall including the creation of a new access point and track to serve stud farm The Stud Farm Woodfold Park Further Lane Mellor	WR	Now to be determined under the written reps procedure	Awaiting site visit
3/2009/0466 D	10.9.09	Mr John Bailey & Miss Kirsty Sellers Erection of two storey rear extension and additional accommodation for dependent relatives Dean Slack Head Smalden Lane Grindleton	WR	—	AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0321 O	16.9.09	Mr Terry Griffiths Erection of a new industrial unit (class B2 use) at the rear of the existing industrial unit Unit 3 90 Berry Lane Longridge	WR	—	APPEAL ALLOWED 5.1.10
3/2009/0079 D	25.9.09	Mrs Christine Verity Proposed single storey garden room to front elevation Holkers Cottage Whins Lane Read	WR	—	Awaiting site visit
3/2009/0383 & 0384 C	8.10.09	Individual Inns Ltd Extension to first floor to form bedrooms and associated works (Resubmission) The Spread Eagle Hotel Sawley	WR	—	Awaiting site visit
3/2009/0352 D	2.11.09	Mr H Berry Retention of agricultural workers dwelling and residential curtilage for temporary period of three years Lower Monubent Farm Hellifield Road Bolton-by-Bowland	—	Hearing – to be held 23.2.10, commencing at 10am	
3/2009/0631 D	5.11.09	Mr & Mrs J Hayes First floor extension to side of dwelling Seedalls Barn Easington Road Cow Ark	Householder Appeal	—	APPEAL DISMISSED 31.12.09

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0730 D	11.1.10	Mrs Judy Bateman Change the use of part of existing front garden to provide off-road car parking for one vehicle, steps to join existing garden path to house and to provide storage area for 3no. wheelie bins and housing for meters (Resubmission) 4 Greendale View Grindleton	Householder Appeal	—	Notification letter sent 13.1.10 Questionnaire sent 15.1.10 Awaiting decision
3/2009/0844 D	19.1.10	Mr Mark Haston Construction of a single garage for domestic use Carr Meadow Barn Carr Lane Balderstone	Householder Appeal	—	Notification letter and questionnaire sent 22.1.10 Awaiting decision

802

MINERALS AND WASTE SITE ALLOCATIONS CONSULTATION

The Director of Development Services submitted a report informing the Council of the forthcoming consultation on important planning documents relating to the location of future mineral and waste facilities within the borough. He informed Committee that Lancashire County Council, Blackpool and Blackburn with Darwen Councils are jointly developing a series of strategic waste and minerals plans for their joint areas which will be major influences on the future location of such facilities in the borough to 2021. A core strategy setting overall policies had already been adopted and now the joint authorities are moving to produce a site allocations plan which would finalise actual locations for waste and mineral use and which would become a part of the borough's development plan. He informed Committee that the formal consultation document contained a number of options which would be subject to possible change through the forthcoming formal consultation and that no final decisions had yet been made. However, it was important to respond to this consultation. The report highlighted the proposed mineral provision issues for the borough and the proposed waste related issues.

RESOLVED: That Committee instruct the Director of Development Services to express the Council's concerns and seek clarifications regarding the matters outlined in the report with regard to proposed minerals and waste within the borough as outlined in the report.

Councillor White declared an interest in the next agenda item, made comments and then left the meeting.

PROPOSED KIRK MILL CONSERVATION AREA

The Director of Development Services submitted a report seeking Committee's agreement to the designation of a Conservation Area for the late 18th century industrial hamlet of Kirk Mill, Chipping. He informed Committee that under the Planning Act 1990, every local planning authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance and shall designate these areas as Conservation Areas. The report made specific historical references to the area of Kirk Mill, Chipping along with references from notable origins such as English Heritage, Ian Miller etc.

Councillor Hore as the ward representative was given permission to speak on this and informed Committee that the residents of this area had no issues with it being classified a Conservation Area but made suggestions with regard to the boundary and as to whether moves ought to be made with regard to preserving the insides of the buildings as well.

The Building and Development Control Manager reported that following consultations with Chipping Parish Council, Chipping Local History Society, The Ancient Monuments Society and English Heritage, support had been consistently received. The Director of Development Services informed Committee that the main impact of the Conservation Area designation would be to prevent the substantial or total demolition of buildings without the Borough Council's consent and that special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area would be required in the consideration of any proposals requiring permission under the Planning Acts.

Committee discussed this proposal and felt that it was imperative that the Kirk Mill area of Chipping should be designated as a Conservation Area and that they would like to be kept informed on the progress of this designation along with the report which was due to be carried out on mills in Lancashire. It was also felt that once this had been designated a Conservation Area, further preservation orders with regard to the buildings could be considered.

RESOLVED: That Committee

1. designate a new Conservation Area at Kirk Mill, Chipping with the boundaries as suggested; and
2. authorise the Director of Development Services to serve Article 4 Directions restricting potentially damaging permitted development rights on Grove House and other residential properties where necessary within the proposed Conservation Area at Kirk Mill, chipping.

REGIONAL STRATEGY FOR ENGLAND'S NORTH WEST – PART 1: THE HIGH LEVEL STRATEGIC FRAMEWORK

The Director of Development Services submitted a report informing Committee that the North West Regional Development Agency, together with 4NW had

published the first part of the integrated Regional Strategy for the North West known as RS 2010. The report submitted summarised the key aspects of the document and invited comments from Committee. The four strands of the strategy are to capitalise on the opportunities of moving to a local carbon economy and address climate change; build on our sources of international competitive advantage and regional distinctiveness; release the potential of our people and poverty; and to ensure the right housing and infrastructure for sustainable growth. With the options being: to carry on as now; focus on economic opportunity; focus on protecting environmental resources or focus on regeneration and tackle deprivation. He also informed Committee that a rural proofing exercise had been carried out as part of the sustainability appraisal for the document, which alerts us to the overall problems of the document irrespective of which option was selected. The Director of Development Services highlighted various issues as they would relate to Ribble Valley contained in the four options. He informed Committee that the Borough Council's response would need to be cautious because what is best for the borough in isolation may not be best for our formal MAA partners. However, this must not prevent us from identifying real concerns that affect Ribble Valley.

RESOLVED: That Committee authorise the Director of Development Services to respond to the consultation based on the contents of this report.

805 APPEALS

- a) 3/2009/0631/P – Proposed first floor extension to the side of the dwelling at Seedalls Barn, Easington Road, Cow Ark – appeal dismissed.
- b) 3/2009/0321/P – Proposed erection of a new industrial unit at the rear of existing industrial unit at Unit 3, 90 Berry Lane, Longridge – appeal allowed with conditions.

806 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the fact that the following item of business be exempt information under Category 7 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

807 LISTED BUILDING ENFORCEMENT – GISBURNE PART, GISBURN

The Director of Development Services submitted a report seeking Committee's agreement to the provision of assurance that the Borough Council would not undertake enforcement action in respect of the unauthorised and detrimental work specified in the report to a grade I listed building at Gisburne Park, Gisburn. He gave the background to this issue regarding the removal of two stained glass panels from a grade I listed building at Gisburne Park, Gisburn, and informed Committee of the circumstances surrounding the unauthorised work and the subsequent request from the Stained Glass Museum that should they purchase the said panels, that the Borough Council would not seek to take enforcement action regarding the unauthorised removal of them.

RESOLVED: That Committee authorise the Director of Development Services

1. to provide a letter of comfort to the Stained Glass Museum in respect of the Borough Council's intention not to enforce in this specific case in relation to the relevant window as long as they are retained by the Stained Glass Museum; and
2. to write to the wife of the former owner of Gisburne Park suggesting they give consideration to making a voluntary contribution to the Stained Glass Museum's purchase of the stained glass panels.

The meeting closed at 8.05pm.

If you have any queries on these minutes please contact Stewart Bailey (414491).