

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 11 MARCH 2010
 title: PLANNING APPLICATIONS
 submitted by: DIRECTOR OF DEVELOPMENT SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2009/0976/P (GRID REF: SD 382278 449383)
 PROPOSED SITING OF 35 LODGES AS AN EXTENSION TO THE EXISTING HOLIDAY
 PARK AT RIBBLESDALE PARK, MILL LANE, GISBURN

PARISH COUNCIL: No representations have been received.

ENVIRONMENT
 DIRECTORATE
 (COUNTY SURVEYOR): Has no objections to the proposal on highway safety grounds as the existing access to the site from Mill Lane has been designed and constructed to a high standard and can safely accommodate the additional traffic and pedestrian movements associated with the application.

ADDITIONAL
 REPRESENTATIONS: Two letters have been received, one from a nearby equestrian business and the other from a private owner of one of the existing holiday lodges at Ribblesdale Park. The objections expressed in the letters are summarised as follows:

1. The original permission (granted on appeal) for the holiday park, and the subsequent permission, were both subject to conditions limiting the number of mobile homes to 62. There must have been a legitimate reason for these conditions which must also still be valid.
2. The increased traffic would be detrimental to highway and pedestrian safety both within the park and on local roads.
3. No details have been given in the application of any proposed additional provision of waste facilities. The provision of waste bins on this part of the site would necessitate the refuse lorry driving through the rest of the site representing a danger to pedestrians.
4. What was originally a holiday park for private owners would be changed in character dramatically by the greater emphasis on short-term lets of 2, 3 or 4 nights. There will be far more activity and vehicular movements, especially on changeover days.

5. The number of rental units on the site could be increased by ten by the applicant filling seven vacant plots and buying back three privately owned lodges that are presently for sale.
6. The siting of 35 units on a plot of land previously authorised for 15 would be detrimental to visual amenities of the locality.
7. The previous permission to site 15 units on this land involved re-siting and amenity/recreational area to a small part of land adjoining Mill Lane where its play equipment etc detracts from the appearance of the Area of Outstanding Natural Beauty.
8. It is stated that the application will result in holiday makers spending money in local restaurants, shops etc. However, with an on-site café and shop (and application for a premises licence to serve alcohol) the site will actually take trade way from other local businesses.
9. The proposal does not satisfy the visual amenity requirements of Policies G1, ENV2, ENV3, ENV13, RT1 and RT5 of the Local Plan.
10. Wooden lodges are not in keeping with traditional local building materials.
11. When the economy recovers, will the existing popularity of holidays in Britain come to an end? If it does, we could be left with an unused development that would seriously detract from the appearance of the locality.
12. The development has the potential to prejudice the bat population in the locality.
13. Adverse effect on the privacy of a dwelling that looks out onto the application site.
14. Increased number of people using the lodges will adversely affect the adjoining business that involves the training of spirited young horses.

Proposal

Ribblesdale Park is tourist facility originally offering holiday lodges to purchase, although with occupancy conditions attached to maintain the holiday use function. It comprises 5.1 hectares of land which has been separated from the larger Gisburne Park. Planning permission was granted on appeal in April 2003 for 62 lodges and an amenity area. 47 lodges (or bases for

lodges) were then laid out on the area originally intended to accommodate 62. This gave a reduced density with increased landscaping and planting around and between the lodges.

Permission was then granted in 2007 (3/2006/1044/P) for the siting of 15 units on land to the north of the originally approved area for the 62 units. In the original permission, part of this land was to be the amenity area, with the remainder continuing as agricultural land within the Gisburne Park Estate. Also as part of that permission, the amenity area was to be sited on a piece of land at the southern end of the site close to its entrance to Mill Lane.

Permission 3/2006/1044/P, however, has not been implemented. Permission is now sought for 35 lodges to be sited on that same piece of land. It is now intended that these lodges will be available for short term holiday lets as part of a partnership arrangement with the holiday company, Hoseasons.

Site Location

Ribblesdale Park is located on the north eastern side of Mill Lane just to the west of Gisburn Village. The Park, including the area of land to which this current application relates, is designated as Open Countryside whilst the land on the opposite side of Mill Lane is within the Forest of Bowland Area of Outstanding Natural Beauty.

The application site comprises the area of land to the north of the existing lodges (upon which there is an extant permission for the siting of 15 lodges) plus the main road through the existing development. Other areas of Ribblesdale Park and part of the adjoining Gisburne Park are identified in the application as also being within the applicant's ownership.

Relevant History

3/2002/0104/P – Change of use of land from agricultural to site for 62 holiday homes and associated engineering operations. Refused but allowed on appeal subject to conditions.

3/2004/0454/P – Demolition of existing outbuilding and erection of replacement building as estate office. Refused.

3/2006/1044/P – Application for the siting of 15 lodges on land to the north of the originally approved site. Approved subject to conditions.

Relevant Policies

Policy G1 - Development Control.

Policy ENV2 - Land Adjacent to Area of Outstanding Natural Beauty.

Policy ENV3 - Development in Open Countryside.

Policy ENV13 - Landscape Protection.

Policy RT1 - General Recreation and Tourism Policy.

Policy RT5 - New Static Caravan Sites and Extensions to Existing Sites.

Environmental, AONB, Human Rights and Other Issues

As a change from the original intention of providing holiday lodges for sale, since spring 2009, 20 lodges on the site have been used for short term breaks as part of a partnership arrangement with Hoseasons. In the Design and Access Statement submitted with the

application, the applicant says that, between April and October 2009, the occupancy level of those units rose steadily from 60% to 94%. Given the success of the partnership with Hoseasons, the applicants therefore re-evaluated the manner in which the next phase of the development should be laid out in order to derive the best economic benefit. The outcome of that re-evaluation is the submission of this current application for 35 units on the area previously approved for 15, giving a total of 82 lodges on the park as a whole.

In considering the appeal against the refusal of the original application for 62 units, the Inspector considered the main issues to be the effects of the proposal on the landscape of the open countryside and the adjacent Area of Outstanding Natural Beauty by reason of its size, scale, design and siting. Having considered the proposal in relation to those issues, he concluded that the development was acceptable and complied with the relevant policies of the Local Plan and the then Structure Plan. The Inspector therefore allowed the appeal subject to a number of conditions.

Those same issues were considered to be pertinent to the determination of the application to site 15 units on the area that comprises this current application site. The area concerned is ground that slopes downwards from south to north from the area occupied by the existing units towards Gisburne Park Hospital. There is an existing extensive tree belt to the west of this part of the site and an avenue of Lime trees to the east, and considerable landscaping has already been carried out in the areas of Gisburne Park surrounding the existing lodges. Subject to a landscaping condition to re-enforce what has already been carried out, I consider that the siting of 35 units on this piece of land, as opposed to the approved 15 units, would not have any seriously detrimental effects upon the landscape or the general appearance of the locality.

The County Surveyor does not consider that the increased vehicular activity as a result of the proposed development would be detrimental to highway safety.

Although it must be accepted that holidaymakers will use the facilities provided at the site, they will also use local shops, public houses and restaurants etc to the benefit of the local community and economy.

Overall, I consider that the application satisfies the relevant policies of the Local Plan.

Before making a recommendation, however, there is a matter concerning appropriate conditions that I consider requires explanation. In its Appeal Statement in respect of the original development, the Council was required to suggest conditions which it would wish to see imposed in the event of the appeal being allowed. In respect of the occupancy of the lodges, the Council suggested what, at that time, was its standards condition as follows:

- The units of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than three months in any one year, and in any event, shall not be used as a permanent accommodation.

The Inspector, however, considered that this condition would be difficult to enforce and its requirements could easily be circumvented by any one wishing to do so. He therefore imposed the following condition:

- The mobile homes hereby permitted shall not be occupied as permanent dwellings and shall be used for holiday purposes only.

The Inspector also did not impose any condition requiring the park to be closed at anytime. In relation to the previous permission for 15 units on this site, and with regards to the issue of occupancy/closed period, the Committee considered that it could only legitimately impose a single condition similar to that imposed originally by the Inspector. I consider the same conclusion to be appropriate in respect of this current application.

I therefore recommend that planning permission be granted subject to such a condition and other appropriate conditions.

SUMMARY OF REASONS FOR APPROVAL

The proposed development will have no significant detrimental effects on the appearance of the locality, including the adjacent Area of Outstanding Natural Beauty, the amenities of any nearby residents or highway safety.

RECOMMENDATION: That planning permission be 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 proposal as shown on the 1:2500 scale site location plan and drawing No HIN/01/01.

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

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. Prior to the commencement of the development hereby permitted, precise details of the finish ground level of each plot and details of any excavation works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

5. No more than thirty five mobile homes (or their equivalent) shall be stationed at any one time on the site as defined in red on this application. Before any unit is stationed, precise details of its design and external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

6. No more than a total of 82 mobile homes (or their equivalent) shall be stationed at any one time on the area which comprises that defined in red on this application plus the area approved for the siting of mobile homes by planning permission 3/2002/0104/P.

REASON: To comply with the terms of the application and in the interests of the appearance and character of the locality and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

7. Before the development hereby permitted is commenced, details of any external lighting, including details of the location and height of columns and the intensity of lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved details.

REASON: In the interests of preserving the visual amenities of the locality and to comply with Policies G1, ENV3, RT1 and RT5 of the Ribble Valley Districtwide Local Plan.

8. The mobile homes/lodges hereby permitted shall not be occupied as permanent dwellings and shall be used for holiday purposes only.

REASON: To comply with the terms of the application, to ensure that the units are used as holiday accommodation only, and to comply with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2009/0977/P (GRID REF: SD 371408 433775)
PROPOSED FORMATION OF THE SOUTH WING OF THE OAKS INTO A HOLIDAY LET AT
THE OAKS, OLD NAB ROAD, WHALLEY OLD ROAD, LANGHO

PARISH COUNCIL: Objects to the application as they believe that the sub-division of a large dwelling into two separate units is prohibited under an existing planning policy.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

Has no objections in principle to this application on highway safety grounds. He is aware that this is a very lightly trafficked road and that significant development would be problematic. However, he considers that the addition of a two bedroom holiday let, with an allocated parking space, would have a minor impact on traffic movements in the immediate area.

ADDITIONAL
REPRESENTATIONS:

One letter has been received from nearby residents who object to the application on the following grounds:

1. Increased noise nuisance as a result of a third holiday let at this site.
2. It is stated in the Design and Access Statement that a previous application for the provision of three holiday lets at this site was refused due to over development of the site and compromising of a neighbouring amenity space. A permission in respect of this application would also result in a total of three holiday lets at this site.
3. Despite the re-design of the garden wall at the corner of Old Nab Road and Whalley Old Road in York Village, this is still a very dangerous junction with extremely poor visibility. The additional holiday let unit would therefore be detrimental to highway safety.
4. The application documents do not mention their property which is actually the closest to the proposed holiday let so they will be most affected by the proposal.
5. The fact that work has not started on the two approved holiday lets should not disguise the fact that this application seeks permission for a third unit.

Proposal

This current proposal is best described within the context of two previous planning applications. Application 3/2007/0874/P sought permission for the conversion of a former piggery building at this site to form three holiday lets plus the use of part of the existing dwelling as a self contained unit of holiday accommodation giving four holiday let units at the site in total. Had that application not been withdrawn by the applicant, it would have been refused for reasons concerning highway safety and detriment to the amenities of the occupiers of the other dwellings in this small group of properties.

Application 3/2007/1139/P then sought permission for the conversion of the piggery building into two units of holiday accommodation (one unit within the piggery and the unit that would have utilised part of the existing dwelling having been deleted from the previous application). The County Surveyor originally objected to that application for two units due to poor visibility to the right when exiting to Whalley Old Road/York Lane. He said that this must be addressed before the development could proceed because holiday lets would bring new motorists each week who would not be familiar with the particular difficulties experienced at this junction. In response to

that objection, plans were received prior to the determination of the application which showed a reduction in the height of the front boundary wall of No 6 Whalley Old Road to a maximum of 1m. This had been agreed between the applicant and the owner of that property and the appropriate Notice had been served on that owner. The County Surveyor commented that those plans showed that the previously minimal sight line had been improved to the extent that he could withdraw his original objection to the application. In July 2008, Committee approved the application 3/2007/1139/P subject to a standard holiday let occupation condition and a condition requiring the satisfactory implementation of the agreed alterations to the boundary wall at 6 Whalley Old Road. Those alterations have subsequently been carried out.

This current application seeks permission again for the use of part of the existing dwelling as a self-contained holiday let comprising lounge, kitchen/dining room, two bedrooms and a bathroom. If approved, this would result in three authorised units of holiday accommodation at this property.

Site Location

The Oaks is a detached dwelling within a large curtilage on the south side of Old Nab Road. It is served by a small access road off Old Nab Road which also provides access to four other residential properties. The site is within the greenbelt.

Relevant History

3/2007/0874/P – Conversion of piggery building and part of existing dwelling to form four units of holiday accommodation. Withdrawn by the applicant.

3/2007/1139/P – Conversion of piggery building into two holiday lets. Approved subject to conditions.

Relevant Policies

Policy G1 - Development Control.

Policy ENV4 - Green Belt.

Policy RT1 - General Recreation and Tourism Policy.

Environmental, AONB, Human Rights and Other Issues

In common with the previous applications, the issues for consideration relate to highway safety, the amenities of nearby residents and compliance with greenbelt and recreation and tourism policies.

Policy RT1 of the Local Plan is supportive of proposals which extend the range of tourism and visitor facilities in the borough subject to the following criteria being met:

- The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings.
- The development should not undermine the character, quality or visual amenities of the plan area due to its scale, siting, materials or design.
- The proposal should be well related to the existing highway network and should not generate additional traffic movements of a scale or type likely to cause undue problems or

disturbance. Where possible, the proposal should be well related to the public transport network.

- The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

As the application relates to part of an existing dwelling within a group of buildings, and as the use of part of the dwelling as a self contained holiday let does not involve any material external alterations, I consider that the proposal satisfies the first two of those criteria.

The comments of the County Surveyor as stated previously in the report, in my opinion, represent compliance with the other two criteria.

As the proposal does not involve any new buildings, it would not in any way detract from the openness of the greenbelt and would therefore not contravene the requirements of Policy ENV4 of the Local Plan.

Nearby residents have objected to the application on the ground that it would adversely affect their amenities, principally in the form of noise nuisance. The neighbours state that, in this regard, the application is the same as 3/2007/0874/P which would have been refused for two reasons had it not been withdrawn. This contention by the neighbours, however, results from a misinterpretation of a comment made in the Design and Access Statement. Whilst the withdrawn application involved the proposed conversion of the piggery into three units, it also involved a unit utilising part of the existing dwelling. It was therefore for four units whereas this current application, if approved, would result in a total of three holiday let units at the site. The application for four units would have been refused for a combination of neighbour amenity and highway safety concerns.

The highway safety concerns have been overcome. Due to its distance from the neighbouring property, and the fact that there is an intervening detached building, I do not consider that the third unit now proposed would adversely affect the amenities of the neighbours sufficiently to represent a sustainable reason for refusal of the application.

With regards to the comment of the Parish Council, there is no policy that would, in principle, prevent the use of part of an existing dwelling as a holiday let unit.

Overall, I consider the proposal to be acceptable and in accordance with the relevant policies of the Local Plan.

SUMMARY OF REASONS FOR APPROVAL

The proposed unit of holiday accommodation would not have any seriously detrimental effects upon the appearance and character of the area, the openness of the greenbelt, the amenities of nearby residents or highway safety.

RECOMMENDATION: That planning permission be 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 proposal as shown on the submitted site location plan and drawing numbers 5007 and 5008.

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

3. The unit of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than three months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, ENV4 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant permission for its sub-division to form two units of permanent residential accommodation.

4. Prior to the first use of the unit of holiday accommodation hereby permitted, a parking space for the sole use of the unit shall be provided to the satisfaction of the Local Planning Authority and, thereafter, shall be permanently retained clear of any obstruction to its designated use.

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

APPLICATION NO: 3/2009/1013/P (GRID REF: SD 375464 442544)
PROPOSED EXTENSION OF EXISTING INDUSTRIAL UNIT TO CREATE A FURTHER 591 SQ.M. OF ADDITIONAL SPACE FOR USE B2 AND B8. PROPOSED NEW STORAGE FACILITY OF 1302 SQ.M. AND NEW PARKING POSITIONS FOR EXISTING EMPLOYEES AT SALTHILL INDUSTRIAL ESTATE, LINCOLN WAY, CLITHEROE

CLITHEROE TOWN COUNCIL:	No objections.
LCC COUNTY SURVEYOR:	No objections in principle to this application on highway safety grounds.
LCC PLANNING OFFICER (ARCHAEOLOGY):	I do not consider there to be a likelihood of the proposals having any archaeological impact, and therefore have no further comments to make on this application.
ADDITIONAL REPRESENTATIONS:	No additional representations have been received.

Proposal

The application seeks permission for the erection of two large industrial buildings on an existing site on the Salthill Industrial Estate, Clitheroe for two expanding companies. One is an extension

to an existing linear group of buildings on the eastern side of the site, creating a further 591 sq.m. of B2 & B8 usable space for the company 'Deli Solutions Ltd', and measures approx. 24.66m (w) x 24.38m (d) x 9.51m (h). The other proposed building is adjacent to the existing building for the company 'Farmhouse Fare Ltd', and will provide a storage area of approx. 1302 sq.m. within a building measuring approx. 27.8m (w) x 46.49m (d) x 8.17m (h). The scheme also includes the provision of additional car parking areas (marked out on the site layout plan) and a suitable layout for the manoeuvrability of delivery vehicles on site. The materials to be used in its construction are considered suitable for buildings of this nature and will match like-for-like the buildings adjacent. The scheme will potentially provide a further 10 full-time jobs at this site.

Site Location

The site in question is located midway on Lincoln Way, on the outskirts of Clitheroe and is surrounded by many different building types, housing many different industries/businesses.

Relevant History

3/2007/1056/P - Proposed rear lean-to extension to existing industrial building to provide additional food production space for Farmhouse Fare Ltd – Granted Conditionally.

3/2006/0587/P - Resubmission of approved scheme with design amendments for the proposed extension of existing industrial units to provide additional manufacturing, despatch and ancillary first floor office and storage space for Farmhouse Fare Ltd. All associated external parking and servicing arrangements. (Approval Ref: 3/2005/0942/P) – Granted Conditionally.

3/2005/0942/P – Proposed extension of existing industrial units to provide additional manufacturing, despatch and ancillary first floor office and storage space for Farmhouse Fare Ltd. All associated external parking and servicing arrangements – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy EMP7 - Extensions/Expansions of Existing Firms.

Policy RDF2 of the Regional Spatial Strategy 2008.

Environmental, AONB, Human Rights and Other Issues

The main issues to consider with regards to this proposed development are the principle of the development, the visual impact of the scheme, the potential impact on nearby amenity and the impact of the scheme on highway safety.

PRINCIPLE OF DEVELOPMENT

The site lies on the edge of Clitheroe, and has an existing mix of industrial/commercial uses on the other sections of the site. Policy EMP7 states that "The expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of this plan". As such, it is considered that the principle of developing the site for further industrial/commercial uses is considered acceptable subject to compliance with other Policies within the Local Plan.

VISUAL IMPACT OF THE SCHEME

The two buildings have been designed to match/blend in with the existing buildings on the site, and given the existing boundary treatments that partially screen the site from the adjacent highway, Lincoln Way, I consider the proposal to have an acceptable visual impact on the area.

IMPACT ON NEARBY AMENITY

Given that the proposal is an expansion/extension of two of the existing firms on site, I do consider there to be any adverse impact on the amenity of other users of the site, nor those on the site on the opposite side of Lincoln Way.

IMPACT ON HIGHWAY SAFETY

The LCC Highways Officer has raised no objections in principle to this application on highway safety grounds.

In conclusion, given the above and that the buildings indicated on the submitted scheme will provide much needed space for expanding businesses on site, that will in turn create the potential for further employment at the site, the proposal is considered to be a welcome form of development in line with current Local Plan Policies and is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be 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. The permission shall relate to the development as shown on Plan Drawing no's P4226-01, P4226-02 Rev. C, P4226-03 Rev. A, P4226-06 and P4226-07.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. 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.

4. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6. No work, display or storage activities shall take place outside the buildings on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. Before the use commences or the premises are occupied, the building(s) shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. Prior to the commencement of the use of the buildings hereby approved, the new car parking areas shown on the approved site layout plan, ref. no. P4226-01, shall be marked out in accordance with the approved plan.

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

9. The use of the proposed units in accordance with this permission shall be restricted to the hours between 0800 to 1800 Monday to Saturdays, 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.

APPLICATION NO: 3/2009/1014/P

(GRID REF: SD 368565 438107)

SUBSTITUTION OF HOUSE TYPE GRANTED UNDER CONSENT 3/2008/0400/P AT THE WARREN, OFF AVENUE ROAD, HURST GREEN, LANCASHIRE, BB7 9QH

PARISH COUNCIL: The Parish Council strongly objects to the extension to the lounge. They have no objections to the rest of the scheme providing the materials used are in keeping with the area and that the overall height and other dimensions are not increased from the original plans passed in 2008.

LCC TRAFFIC AND DEVELOPMENT ENGINEER: No objections in principle to this application on highway safety grounds, however he recommends a Condition requiring that the unmade condition of the privately maintained access track leading from Warren Close be improved with the use of appropriate materials to ensure that stone, mud and other loose debris is not brought onto the highway as a result of the increased vehicular activity to the development.

ADDITIONAL REPRESENTATIONS: No additional representations have been received.

Proposal

Planning permission is sought for a substitution of house type for a replacement dwelling granted consent in July 2008. The proposed revision to the replacement dwelling previously approved seeks the addition of a single storey extension to the lounge on the northern elevation of the approved dwelling in order to provide a slightly larger lounge area for the property. Aside from this addition to the main bulk of the dwelling and a number of minor alterations to various window positions and an additional roof window, the dimensions of the proposed dwelling are to remain the same.

Site Location

The site is located to the east of Hurst Green just outside the main settlement boundary and within the Area of Outstanding Natural Beauty with part of the site just within the Hurst Green Conservation Area. Access to the site is from Avenue Road.

Relevant History

3/2008/0400/P – Proposed replacement dwelling, extension to residential cartilage and alterations of vehicle access and redistribution of excavating material and existing hollows in surrounding agricultural land – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy G5 – Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy H12 – Curtilage Extensions.

Policy H14 – Rebuilding/Replacement Dwellings – Outside Settlements.

Environmental, AONB, Human Rights and Other Issues

Given that the principle of the replacement dwelling on site has been accepted, and that work has already commenced on site, the main issues to consider in respect of this application are whether the additional works proposed (namely the side extension) would prove significantly detrimental to the visual character of the area, whether they have any impact on the residential amenity of the occupiers of neighbouring dwellings and whether the proposed alterations ultimately comply with the relevant planning policies.

Given that the building is sunk below the ground level on site, the northern, western and southern elevations of the dwelling, when viewed from outside the site, appear as a single storey dwelling. The introduction of an additional single storey element to the side elevation of the property is therefore not considered to cause any further undue visual harm to the location within the A.O.N.B. nor to the building or the site in its entirety. Indeed, given that the main dwelling is modern in its design, materials and glazing, the form and design of the proposed side extension fits in neatly with overall design of the dwelling and in the context of the site. In respect of the other additional, minor alterations, I have no objections to these from a visual perspective either.

In terms of the impact on nearby residential amenity by virtue of the proposed side extension, given the orientation of the windows, I do not consider that there will be any significant detrimental impact on the amenity of the occupiers of nearby dwellings.

With regards to the impact of the scheme on nearby highway safety, whilst no objections have been raised by the LCC Traffic and Development Engineer, he recommends a Condition requiring that the condition of the privately maintained access track leading from Warren Close be improved prior to the occupation of the dwelling approved.

Therefore, whilst I am mindful of the objection made by the Parish Council, I consider the scheme to comply with the relevant Local Plan Policies, and as such be recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That planning permission be 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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The permission shall relate to the development as shown on Plan Drawing No's 2503-01, 2503-02, 2503-03, 2503-04, 2503-05, 2503-06 and 2503-09.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved 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.

4. Prior to the occupation of the development hereby approved, details of the landscaping of the site, including wherever possible the retention of existing trees, shall 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1.

6. Prior to the occupation of the development hereby approved, the condition of the privately maintained access track leading from Warren Close shall be improved with the use of appropriate surfacing materials, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to ensure that stone, mud and other loose debris is not brought onto the highway as a result of the increased vehicular activity to the development.

NOTE

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. Footpath 64 in the Parish of Aighton, Bailey and Chaigley runs through the site.

APPLICATION NO: 3/2009/1064/P

(GRID REF: SD 362142 443011)

PROPOSED CREATION OF 14 ADDITIONAL TOURING PITCHES WITHIN THE GROUNDS OF AN EXISTING CARAVAN SITE AT BRICKHOUSE CARAVAN SITE, SWINDLEHURST LANE, CHIPPING

PARISH/TOWN COUNCIL:	No representations have been received.
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	Has no objection in principle to the application on highway safety grounds as the existing access can safely accommodate the proposed increase in vehicular activity.
ADDITIONAL REPRESENTATIONS:	<p>One letter has been received that is signed by six nearby residents who object to the expansion of the caravan park on the following grounds:</p> <ol style="list-style-type: none">1. There are five properties adjoining the eastern boundary of the site. The proposed planting of orchard trees close to those properties would obstruct the view from the properties and result in a loss of light.2. The increased density would undermine the character and visual amenities of the locality.3. The local road network is unsuitable for an increase in the number of vehicles towing caravans.4. The additional pitches will increase disturbance at peak times, especially on Sundays when the village is busy with visitors. This will cause traffic problems for locals and tourists.

Proposal

This site had operated for a number of years as a certified site for a maximum of five touring caravans at any one time. Then, in 2007, permission was granted for the change of use of the land for 20 touring caravans, and for the erection of a facilities building (3/2007/0452/P). The facilities building has been erected, and the 20 pitches, that are located adjacent to the western and southern boundaries of the site, have been formed.

Permission is now sought for an additional ten pitches on one field and four pitches on another, all of which would be screened to the adjoining open land to the west and south by the existing pitches and existing landscaping. Each of the new pitches would be given a 6m x 4m shale type hardstanding area, similar to the existing authorised pitches.

Site Location

The application relates to an existing approved touring caravan site at Swindlehurst Lane off the south eastern side of Garstang Road, Chipping. The external boundaries of the overall site that adjoin open countryside are well screened by existing trees and hedges. To the north and east, the site is adjoined by a bowling green and residential properties at Swindlehurst Cottages and Brickhouse Gardens.

The site is outside the settlement boundary of Chipping and is within the Forest of Bowland Area of Outstanding Natural Beauty.

Relevant History

3/2007/0452/P – Change of use of land for 20 touring caravans and erection of facilities building. Approved with conditions.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy RT1 - General Recreation and Tourism Policy.

Policy RT6 - New Touring Caravan Sites and Extensions to Existing Sites.

Environmental, AONB, Human Rights and Other Issues

The matters for consideration are compliance with policy and impacts upon residential amenity, highway safety and whether there would be any significant visual detriment as a result of the proposal.

Policy RT6 of the Local Plan provides for the provision of new touring caravan sites (and extensions to existing sites) subject to a number of criteria such as size, visual impact, proximity to facilities such as a village shop, a requirement for a closed period of not less than 8 weeks in the Winter and the provision and retention of a satisfactory access.

The site already has permission for 20 pitches. That permission is subject to a number of conditions, one of which specifies that the site shall be closed between 6 January and 7 March every year.

The County Surveyor has no objections to the application as he considers that the existing access can safely accommodate the proposed increase in vehicular activity.

As the new pitches would be on the central part of the site where they would be screened to the surrounding countryside by the existing pitches and existing trees and hedges, I consider that the proposal would have minimal effects upon the visual amenities of the locality.

Although outside the settlement boundary, the site is within a few minutes walking distance of the facilities of Chipping village centre.

The eastern end pitch of the proposed group of four pitches is closer to the dwellings in Brickhouse Gardens than any of the existing pitches. The submitted plans show an indicative scheme of planting orchard species trees close to the site boundary with those dwellings. The occupiers of those properties, however, consider that such planting would adversely affect their views and their light. If permission is granted, I would recommend the imposition of a landscaping condition (as the submitted scheme does not contain sufficient detail) and would suggest that the planting should be closer to the caravan pitches and further away from the dwellings. Subject to such a condition, I do not consider that the proposal will have any seriously detrimental effects upon the amenities of any nearby residents.

In relation to the previous application for 20 pitches, this site was considered to be in an ideal location for the proposed use so as to comply with all the relevant policy requirements of the Local Plan. For the reasons explained in this report, the proposed increase in the number of pitches is also considered to be acceptable and in accordance with the relevant policies of the Local Plan.

SUMMARY OF REASONS FOR APPROVAL

The proposal would have no seriously detrimental effects upon visual amenity, nearby residential amenity or highway safety.

RECOMMENDATION: That planning permission be 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 proposal as shown on drawing No. CS/09/1064/1.

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

3. The number of touring caravans on the two parcels of land outlined in red on the submitted plan shall not, at any one time, exceed 14; the number of touring caravans on the whole site at any one time shall not exceed 34; and, under no circumstances whatsoever, shall the site be used for the positioning of static caravans.

REASON: In accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan in the interests of highway safety and the visual amenities of the area.

4. The period of occupancy of the additional 14 pitches hereby permitted shall be limited to 7 March to 6 January in any succeeding year with the site not to be available for use outside these dates.

REASON: To be consistent with the condition imposed on the existing 20 authorised pitches and to comply with Policy RT6 of the Ribble Valley Districtwide Local Plan to ensure that the site is for short stay visiting use only.

5. No external lighting shall be installed at the site except in accordance with precise details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

6. None of the additional pitches hereby permitted shall be used until precise details of a scheme of screen planting in the area between these pitches and the dwellings at Brickhouse Gardens have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate the types and numbers of trees and shrubs and their distribution on the site.

The approved planting scheme shall then be implemented no later than the first planting season following the first use of any of the additional pitches hereby permitted. Thereafter the planting shall be maintained for a period of 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: As the proposed planting as shown on the submitted plan is not sufficiently detailed and indicates the planting of trees unnecessarily close to the adjoining residential properties and also in the interests of visual amenity, the amenities of nearby residents, and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2009/1071/P (GRID REF: SD 374613 441684)
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A NEW
NEIGHBOURHOOD FOOD RETAIL UNIT WITH ASSOCIATED CAR PARKING AT
SHAWBRIDGE MILL, SHAWBRIDGE STREET, CLITHEROE

TOWN COUNCIL: Have no objection to the application, however are concerned that the sign to be provided showing the name of the store is too large and will have an adverse effect on the residents of Peel Street.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection in principle to the application on highway safety grounds.

COUNTY PLANNING OFFICER: The scheme should be assessed against the provisions of the RSS and any other relevant development plan policies.

COUNTY ARCHAEOLOGY: Recommend a condition be imposed on any concern granted regarding an archaeological record as the scheme involves the demolition of a mill building.

ENVIRONMENT AGENCY: Originally objected to the development but on the basis of a revised flood risk assessment, withdraw that objection on the basis that a number of conditions are attached to any consent granted.

ADDITIONAL REPRESENTATIONS: Four letters have been received in response to this application of which one raises a number of objections and the other three, whilst generally supportive of the development, query certain aspects of the scheme. Members are referred to the file for details of this correspondence which can be summarised as follows:

1. The current stone wall that faces onto Peel Street is not only a plus from an aesthetic point of view and part of Clitheroe's history but also acts as a noise barrier to the sounds of traffic from the Ring Road.

2. Effect on property values.
3. Question the need for a fourth supermarket in the town.
4. Question what would happen to on-street parking in Peel Street if the store were to be built.
5. Peel Street is a quiet residential street, what measures are Lidl proposing to ensure that security is maintained (both persons and property).
6. Question the timing of the proposals and consultations which took place at times of the day when most people were not able to attend.
7. The store should be located either in the industrial estate in Lincoln Road or by Primrose Mill as both sites have easier access and more potential parking than this site at a notorious junction.
8. Whilst the present traffic situation is highly unsatisfactory with heavy lorries provision for traffic movements to be generated by the proposed development will no doubt be given careful consideration.
9. Question whether parking would need to be prohibited along the site frontage.
10. The construction works are likely to cause disturbance to fish, invertebrates, birds and aquatic species through vibration, noise, increased sediment load. Lidl should be made to include environmental improvements of Mearley Brook downstream of the site to mitigate these impacts.
11. Environmentally it can hardly fail to be a great improvement on what is there now and along with the green area of the other side of Mearley Brook it will provide a pleasant open aspect.

Proposal

This planning application seeks detailed consent for the erection of a Class A1 food retail store with associated access, parking and servicing. The scheme involves alterations to the current access to the site by retaining a main access from Shawbridge Street with no vehicular access from Peel Street.

The proposed store will have a net sales area of 1007m². The scheme has been amended since first submission to incorporate revisions requested by the highway engineer at LCC and in order to provide a more traditional design to the store building.

Customer access to the store will be from Shawbridge Street with service/delivery traffic also using this means of vehicle entry into the site. There will be a further pedestrian access leading from Peel Street.

The parking is to be located to the front of the site (Shawbridge Street) with the building located to the northeast of the site. It would be set back approximately 34m from Shawbridge Street frontage and 2m from Peel Street. Demolishing the existing building and repositioning further to the north within the site will open up the Shawbridge Street frontage and reveal views of terraced properties to the west of the site. The car park will accommodate 57 spaces which would include 6 disabled spaces.

The building design as amended proposes a building that more closely reflects the built form in the vicinity ie a simple pitched roof structure with flat roof projection to the front to act as a canopy over the entrance and a side piked roof projection to the loading bay. Approximate overall dimensions of the building (excluding the entrance canopy) are 51m x 31.9m x 4.1m to eaves and 9.9m to the apex of the pitch. Construction materials are Bradstone Art walling to the Peel Street and Mearley Brook elevations with the gable to Peel Street car park being a mix of render and pre weathered zinc cladding with render art stone and glazing to the front (Shawbridge Street) elevation. The roof covering would be artificial slate.

The service area would be to the eastern elevation of the building, ie the elevation facing toward Mearley Brook. The present wall of the building on this elevation, which is a retaining wall to the brook, is to be reduced to and retained at a height of approximately 1.1m above the car park level.

The layout of the scheme provides planting along the Shawbridge Street frontage and on the return into Peel Street to the point where the building would be situated. The existing planting at the site boundary to Peel Street car park would be retained.

Lighting is proposed within the car park by means of 12 columns to a height of 8m.

The applicant has requested opening hours of 0800 to 2000 hours Monday to Friday, 0800 to 2000 hours Saturday, 1000 to 1600 hours Sundays and 1100 to 1700 hours on Bank Holidays.

Site Location

The site lies to the east of the inner by pass within Clitheroe and is bounded to the north by Shawbridge Street, to the east by Peel Street, to the south Peel Street car park and to its immediate west Mearley Brook. It is within the identified settlement limit of Clitheroe and adjacent to its Conservation Area. It is located outside of the main shopping centre as defined in the Ribble Valley Districtwide Local Plan but is within 80m of it. The site lies within flood zones 2 and 3 as defined on the latest information available from the Environment Agency.

The site currently comprises Shawbridge Mill which is used for storage purposes and occupies the whole footprint of the site with built form Except for a small service yard adjacent to Peel Street car park. There is a mixture of commercial and residential uses within the site's proximity but it is predominantly residential along Peel Street.

Relevant History

3/03/0244/P – Conversion of part of Mill to accommodate 200 seat cinema. Refused.

3/91/494/P – Removal of chimney and two sections of north lights, installation of portal frame roof. Approved with conditions.

3/92/0085/P – Provision of heater flues. Agreed.

3/92/0553/P – Replacement of two storey building with portal frame roofed area with vehicular access. Approved with conditions.

3/93/0525/P – Additional ventilation and extraction system. Approved with conditions.

3/97/0576/P – Construction of new external barbeque test area within existing yard. Approved with conditions.

3/99/0608/P – Use of building for light industrial warehousing and ancillary retail. Approved.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy S2 - Shopping Policies - Outside Clitheroe Centre.

Policy EMP11 - Loss of Employment Land.

Policy DP2 – Promote Sustainable Communities. Regional Spatial Strategy

Policy DP4 – Make the Best Use of Existing Resources and Infrastructure. Regional Spatial Strategy

Policy DP5 – Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility. Regional Spatial Strategy

Policy RDF2 – Rural Areas. Regional Spatial Strategy

Policy W3 – Supply of Employment Land. Regional Spatial Strategy

Policy W5 – Retail Development. Regional Spatial Strategy

PPS4 – Planning for Sustainable Economic Growth.

Environmental, AONB, Human Rights and Other Issues

The main issues to consider in the determination of this application are the principle of development (in terms of Government Guidance, the North West of England Regional Spatial Strategy, Local Plan Policy and Retail Impact), highway safety, the design/materials/siting of the proposal and its relationship with the Conservation Area, impact on adjacent residential properties and flood risk.

Government Guidance

The most recent national policy guidance on economic development, including retail development such as this, has recently changed. The initial discussions around this planning application at pre application stage were based on policies within PPS6 which was replaced earlier in 2010 by PPS4 Planning for Sustainable Economic Growth.

To help achieve sustainable economic growth the Government's objectives for planning are to:

- build prosperous communities by improving the economic performance of cities, towns, regions, sub regions and local areas, both urban and rural;

- reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation;
- deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change;
- promote the vitality and viability of town and other centres as important places for communities;
- raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all.

There are a number of policies within the PPS that focus on the selection of the most sequentially appropriate location for development and the avoidance of unacceptable impacts from a proposal on adjacent existing centres. Colleagues in the Forward Planning and Regeneration Section have fully examined the submitted retail assessment against the policies of PPS4 and Planning for Town Centres, A Practice Guide on the need, impact and sequential approaches and concluded that the scheme accords with the requirements of those documents.

Regional Spatial Strategy

The RSS contains a number of relevant policies as outlined above. Given the location of the proposed development within the settlement of Clitheroe and serving its retail catchment the proposal is not considered to conflict with Policies DP2 and RDF2. In terms of Policies DP4 and W5 the fulfilment and adherence to guidance within PPS4 meets the requirements for those policies. The proposal's location close to a town centre and to public transport facilities is also in compliance with Policy DP5. Thus the scheme is considered to accord with regional planning policy.

Ribble Valley Districtwide Local Plan

The Districtwide Local Plan is still the adopted Local Plan for the area and whilst some of its policies have been saved these need to be considered in conjunction with the most recent planning guidance as outlined above.

Of relevance in the Districtwide Local Plan are Policies S2 and EMP11. Policy S2 provides for the development of sites on the edge of Clitheroe Town Centre provided a number of criteria are met. Several elements of S2 mirror the sequential assessments within PPS4 and, as already stated, it is concluded that this development would not adversely impact on the town centre's vitality and viability. EMP11 concerns itself with the loss of employment land and in this respect it is considered that the weight of balance lies with the new jobs and new development associated with this proposal. Thus local plan policy requirements have been met.

Retail Impact

The applicant has submitted both an impact assessment and an accompanying retail needs assessment. In asserting that a need exists for the development the application has assessed both the quantitative and qualitative need of the area for this development. This is a precursor to demonstrating what impact it will have on Clitheroe town centre and other centres. The

assessment takes a five year period from a base year of 2009 and the approach taken appears to be in line with PPS for recommendations. The main conclusions drawn are:

- the proposal is in an appropriate location with regard to the town centre given the lack of in-centre sites;
- it would mainly compete with the existing large convenience retailers stores and derive much of its trade from them without fundamentally damaging overall trade, vitality and vibrancy of the town centre as a whole;
- the proposal would capture some trade that currently leaks out of the Borough and is the cause of unnecessary travel and also help Clitheroe centre maintain its current market share;
- It would create more local employment, reuse and improve a current employment site and not resort in a loss of current locally based employment.

Highways

Some queries were raised by persons commenting on the application regarding highway safety and the County Surveyor has no objection in principle to the development. He did raise a number of points of clarification with the applicants and, as a result of this, in order to improve pedestrian routes through the car park, two car parking spaces have been removed in the immediate vicinity of the access in order to provide a segregated footway. This is shown on the revised layout plan and on the basis of the revisions to the plan the County Surveyor is satisfied with the details of the scheme. Thus, on highway safety grounds the scheme is considered to accord with the provisions of Policy G1 of the Local Plan.

Design/Materials/Impact on Conservation Area

It is important that the design and materials of the scheme reflect the locality having regard to the predominantly residential nature of surroundings and proximity to the Conservation Area.

The scheme has been revised to reflect the adjoining terraced properties yet still remain a single storey structure. The proposal has art stone side elevations to respect the stone terrace on Peel Street and face towards Mearley Brook with an eaves height of approximately 4.1m which is lower than the stone wall of the existing main building. The gable walls of the building introduce render which is also a material evident in the locality (the Factory Shop) and pre weathered zinc cladding as a more modern material. The pitch of the roof is approximately 23° with an optimum height of some 9.9m. The present Mill structure has a series of modern constructed pitched roof additions to a height of approximately 7.7m. The current gable runs across the site with the apex on Peel Street and Mearley Brook frontages whereas the ridge line shown here is to run at 90° to these ridges. The ridge line running in this direction mirrors the profile of the terrace to its immediate south east with the optimum height of the new building at its ridge being slightly higher than the adjoined terraces on Peel Street. Whilst this is a sizeable structure I am of the opinion that it would not appear significantly detrimental to the streetscene of the area given the relatively close proximity of the large buildings associated with Howdens and Alpes to the other side of the road to the south west of the site. The present building on site occupies the whole footprint with built form (except for a small service yard adjacent to Peel Street car park), whereas the proposed building is set back approximately 2m from Peel Street

frontage, 34m from Shawbridge Street and 8m from the brook. I am of the opinion that whilst the development would fundamentally change this site and how it is viewed in the wider area, the opening up of the Shawbridge Street frontage and resultant views into the Conservation Area of the town would be an improvement. Thus, in terms of design, materials and impact on the Conservation Area I am of the opinion that the proposal would represent an enhancement over what is there at present.

Residential Amenity

The scheme proposes to move the built form on site further away from the properties on Peel Street than exist at present. The current building extends right up to the pavement edge and is formed by a stone wall to approximately 4.4m in height with two apexes on part of the building to approximately 7.7m in height. Whilst I acknowledge that the overall height of the new building would be higher than that which exists on site at present I am mindful that the pitch of the building runs away from those buildings and, thus, at its apex is approximately 26m away from the front building line of those properties. The outlook from those houses will be different but I do not consider the building would prove to have a significantly overbearing/oppressive impact on residents of Peel Street. The elevation to face onto that street is now shown as a solid art stone wall with a solid personnel door and thus there are no potential issues of loss of privacy/overlooking.

The hours of opening proposed are, I consider, reasonable and would not introduce retail activity beyond what is deemed a reasonable hour in a predominantly residential area. The car park in front of the building is to have lighting columns but again these are not considered to impact significantly in terms of light pollution. Service/loading area to the building is on the Mearley Brook side of the building away from surrounding houses and thus this is not felt to result in any significant detriment to neighbouring properties in terms of noise nuisance.

Flooding

The site is within Flood Zones 2 and 3 and thus the applicant has been required to carry out a flood risk assessment. Whilst the first report was not to the satisfaction of the Environment Agency, revisions have been made to that document which address the concerns which the Agency raised. Therefore, given those amendments the Environment Agency has concluded that the redevelopment of this site is acceptable.

Miscellaneous

The Town Council have raised comments regarding signage that was apparent on the originally submitted plans. The revised plans do not show any means of signage and, in any respect, signage would need to be the subject of separate advertisement consent with people given the opportunity to comment on such proposals at the relevant time.

Questions were raised about the effect of the development on aquatic species through vibration, noise and increased sediment load. On this matter I am guided by comments from the Environment Agency and the Council's Countryside Officer with no adverse comments made other than it would be advisable to protect the Brook from debris whilst demolition and construction works are underway.

In this instance given that the retaining wall to the brook, which is part of the present Mill building, is to be reduced in height I consider it would be appropriate to impose a condition to

ensure that the brook is protected from debris falling into it whilst the demolition works are in progress.

Therefore, having given careful consideration to the scheme as amended, I am of the opinion that it represents an appropriate form of development and would not prove significantly detrimental to highway safety, the street scene, adjacent Conservation Area or surrounding residential amenity, I thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be 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 be implemented in accordance with the scheme as amended by drawings 827/02REV E Proposed Elevations; 827/01 REV G Proposed Site Layout received on 18 February 2010 and drawings 827/03 Proposed Floor Plans; 308.01 Detailed Landscape Proposals.

REASON: For the avoidance of doubt as the scheme was subject of design amendments in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure that the relevant plans are used.

3. 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.

4. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development 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.

5. The retailing use of the premises in accordance with this permission shall be restricted to the hours 0800 to 2000 hours Monday to Saturday, 1000 to 1600 hours on Sundays and 1100 to 1700 hours on Bank Holidays.

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.

6. The car park shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.

REASON: To comply with Policies G1, T1 and of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

7. No work 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.

8. No site works, including any demolition works of buildings or boundary walls, shall be commenced until a further protected species/ecological survey has been carried out during the optimum time of May to September. The updated survey shall be submitted to the Local Planning Authority for approval in writing prior to any works commencing on site. If roosting bats are detected or suspected a further survey and mitigation measures will be required for submission to and approval in writing by the Local Planning Authority prior to the demolition of any buildings or boundary walls on site with works carried out in strict accordance with any mitigation measures identified.

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

9. No site works including any demolition of buildings or boundary walls, shall be commenced until a scheme to mitigate the effect of any contamination of the Brook during demolition of the current building and during the development of the site has been submitted to and agreed in writing by the Local Planning Authority. The mitigation measures shall include all necessary safeguards required in order to prevent contamination from material arising from demolition and construction works. The detailed scheme shall be based upon a detailed site investigation and assessment of the measures to be taken to avoid risks to the public and environment including existing mature trees.

REASON: To comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat are adversely affected by the development.

10. Ground floor levels shall be set at 75.95m above Ordnance Datum (AOD).

REASON: To reduce the danger to intended occupants of the building(s) from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. No development approved by this permission shall be commenced until a scheme for the erection of a flood wall, along the length of Mearley Brook within the site, which is capable of retaining floodwaters, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of building.

REASON: To reduce the impact of flooding on the proposed development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.

1) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To ensure the development does not pose a risk of pollution to controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTES

1. Mearley Brook and Shaw Brook adjoining the site are designated Main River and are therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8m of the top of any bank/retaining wall of the watercourses without prior written consent of the Environment Agency. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to use for consideration.

2. The Environment Agency has a right of entry to Mearley Brook and Shaw Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick on 01772 714259 to discuss access requirements and apply for consent.
3. In respect of condition 8 the survey should take into account the opposite bank of watercourse where the retaining wall is to be replaced.

APPLICATION NO: 3/2010/0003/P (GRID REF: SD 360829 437628)
 ERECTION OF A SINGLE STOREY STORAGE BUILDING (APPROX. 9.2M X 6.1M) ON LAND
 TO THE REAR OF HILL CREST, GREEN LANE, LONGRIDGE, LANCASHIRE, PR3 3RA

TOWN COUNCIL: The Town Council raise no objection to the proposal, but members would like to see conditions added to ensure that this development can only be used for personal and domestic usage.

LCC TRAFFIC AND DEVELOPMENT ENGINEER: No observations or comments received within the statutory 21-day consultation period.

ADDITIONAL REPRESENTATIONS: Two copies of the same letter have been received from a nearby neighbour who wishes to raise the following points of objection in regards to the proposal;

- Loss of view from the rear of the property,
- Size of the building is such that it will fill approx. 1/3 of the garden to the rear of the property,
- Possible devaluation of property,
- Proposed use of the building is not made clear,
- Possible noise disturbance dependant on the use,
- No vehicular access to the site as the track to the side of Clarendon is owned by Clarendon, there is only pedestrian access allowed,
- Location of the building behind our property suggests the applicant does not wish it directly behind their own,
- Whilst the previous owners of Clarendon allowed access to the rear for unloading, we have chosen to withdraw this privilege, and
- Strongly urge Committee to refuse the proposal.

Proposal

The application seeks permission for the demolition of an existing, flat roofed, single storey garage, and the erection of a larger single storey building with a pitched roof.

Site Location

The site is located on land to the rear of Hill Crest and three other properties on Green Lane, Longridge.

Relevant History

3/2005/0700/P - Two-storey extension to the rear of the property – Granted Conditionally.

3/1986/0220/P – Continuation of use of premises as dog trimming premises – Granted Conditionally.

3/1983/0593/P – Change of use to dog trimming business – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Environmental, AONB, Human Rights and Other Issues

The main concerns are the potential impact on the amenity or neighbouring properties and also the visual impact of the building given its location to the rear of the adjacent four properties.

IMPACT ON AMENITY

With regards to the potential impact on the amenity of neighbours, the proposed use of the building has been clarified as being for personal/domestic storage only, by the Agent, and there is no intention to use the building for a business use. As such, the activity this building would create remains the same in that it would be that related to domestic uses, i.e. storage of wood, cars, and garden equipment e.t.c. and as such any noise created from this type of residential/domestic activity will be no louder than that currently created on site by the use of it as an extended garden area. In addition, given the distance between the building and the nearby properties at over 25m, the boundary fence surrounding the site at approx. 1.7m in height and the maximum height of the building being 3.9m, I do not consider the proposed building will have a significant impact on the amenity of the nearby neighbouring properties.

VISUAL IMPACT

With regards to the visual impact of the scheme, the building is considered to be acceptable in terms of its design and the materials proposed, and again given the distance between the building and the nearby properties at over 25m, the boundary fence surrounding the site at approx. 1.7m in height and the maximum height of the building being 3.9m, I do not consider the building will have significant detrimental visual impact on the streetscene.

OTHER ISSUES

It was noted that the new building would be sited directly on a Public Right of Way that runs through the site, and as such amended plans were received on the 22nd of February with a revised siting for the building. In addition, adjacent neighbours raised concerns regarding the use of the proposed building and regarding access to the building, as the track to the right of the properties is owned by the occupiers of Clarendon, the end dwelling. Following a response from

the Agent, I can confirm that the building will be used for personal and domestic storage, and it will be conditioned as such, and also that the Applicant is aware of the ownership of the access track and will not be using it for access purposes.

Therefore, whilst I am mindful of the concerns of the nearby neighbours, I do not consider the proposed new building will cause any undue harm. Therefore, it is considered that the proposal is in accordance with the relevant Local Plan Policy, and will cause no significant impact on the amenity of the nearby neighbours and have no significant visual impact on the streetscene, I therefore recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact or be to the detriment of highway safety.

RECOMMENDATION: That planning permission be 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. The permission shall relate to the development as shown on the Plan Reference no's 1HC-BPLAN-REVA and 2HC-EPLAN.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22nd of February 2010.

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

4. The proposed storage building shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the building as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTES

1. The granting 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. Footpath 43 in the parish of Longridge runs through the site.

APPLICATION NO: 3/2010/0010/P (GRID REF: SD 375094 442282)
OUTLINE APPLICATION FOR THE ERECTION OF 2 NO. TRADE WAREHOUSE BUILDINGS
AND 3 NO. CLASS B1 INDUSTRIAL UNITS ON LAND AT SALTHILL INDUSTRIAL ESTATE,
LINCOLN WAY, CLITHEROE

TOWN COUNCIL: No objections.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No written comments have been received at time of report preparation but the County Surveyor has expressed orally that he has no objections in principle to this application on highway safety grounds.

ADDITIONAL
REPRESENTATIONS: None received.

Proposal

The applicants presently operate a haulage business from this site within the Salthill Industrial Estate. In the centre of the site there is a vehicle repair building.

It is the applicant's intention to retain the haulage business on site but in a severely scaled down form with only six tractor units and six trailers operating from the site. These would park overnight with three vehicles within the repair building itself and the remaining three vehicles and trailers parked in designated spaces at the rear of that existing building. The applicant's further intention is to then develop the remainder of the site by the construction of the buildings that are the subject of this outline application.

Outline permission is sought for the erection of three buildings with details of access, appearance, layout and scale to be considered at this stage with only landscaping to the subject of a subsequent reserved matters application.

On the submitted application drawings, the existing building is referred to as building "B" with the three proposed buildings being notated "A", "C" and "D". Building A would be sited on the rear (western) part of the site. This would have dimensions of 41m x 22m and would be divided into three equally sized B1 business units.

Building C would be sited on the front part of the site close to its northern side boundary. This would have dimensions of 20m x 15m and would be used as a trade warehouse.

Building D would also be sited on the front part of the site but close to its southern side boundary. It would have the same dimensions and use as Building C.

In relation to the use of Buildings C and D, the applicant's agents have explained that they would be warehouses for trades such as electrical or plumbing supplies and there would be a trade only counter, but no general retail use.

All three proposed buildings would be of the same height, general design and external materials. They would be 5.5m high to eaves and 6.6m to ridge. The walls up to 2.2m high would be facing bricks with metal cladding to the upper walls and the roof.

The existing access into the site would be utilised and the submitted plans show parking spaces and manoeuvring areas within the site that are to the satisfaction of the County Surveyor.

Site Location

The site fronts on to the western side of Lincoln Way within the Salthill Industrial Estate. It is adjoined to the rear (west) by the Salthill Quarry Geological Trail and by other industrial premises on all other sides.

Relevant History

None.

Relevant Policies

Policy G1 - Development Control.

Policy EMP7 - Extensions/Expansions of Existing Firms.

Policy S2 - Shopping Policies - Outside Clitheroe Centre.

Environmental, AONB, Human Rights and Other Issues

The application seeks outline permission for a warehouse and industrial development on a site within an industrial area that is presently underused. The proposal, in my opinion, is therefore acceptable in principle.

With regards to detailed considerations, the County Surveyor has no objections on highway safety grounds and there are no residential properties close enough to the site to be in any way affected by the proposal. The design and external materials are similar to other buildings in the vicinity. Two of the proposed buildings are to be located close to the front boundary of the site, but this is a common feature in this industrial locality. The proposal is therefore acceptable in my opinion with regards to visual amenity considerations.

Therefore, subject to appropriate conditions, including one to precisely define the permitted uses of the buildings (and to specifically prohibit retail use) I can see no objections to the proposal.

SUMMARY OF REASONS FOR APPROVAL

The proposed development is appropriate for the locality and would have no detrimental effects upon visual amenity, highway safety or the amenities of any nearby residents.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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. JACKS/01A/02 and JACKS/01/01A.

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

3. Building A as identified on the approved plans shall be used for office and/or industrial purposes within Class B1 of the Town and Country Planning Use Classes Order, and buildings C and D shall be used for storage and distribution purposes within Class B8. Whilst "trade only" sales are permitted from buildings C and D only there shall be no retail sales whatsoever from any of the buildings on the site.

REASON: For the avoidance of doubt, to comply with the terms of the application and because retail sales from this location could be harmful to the vitality of the retail area of Clitheroe town centre contrary to Policy S2 of the Ribble Valley Districtwide Local Plan.

4. Prior to the first use of any of the buildings hereby permitted in outline, parking spaces and manoeuvring areas within the site shall have been formed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated purpose.

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

5. 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.

APPLICATION NO: 3/2010/0050/P

(GRID REF: SD 374615 442069)

PROPOSED CHANGE OF USE FROM CLASS B1 TO CLASS D1 TO PROVIDE SUBSTANCE MISUSE SERVICES ON BEHALF OF THE EAST LANCASHIRE DRUG AND ALCOHOL ACTION TEAM WITH SERVICES TO INCLUDE CONSULTATION, GROUP LINK AND OFFICE SPACE AT 44A LOWER GROUND FLOOR, YORK STREET, CLITHEROE

TOWN COUNCIL: No objections.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): Has no objections on highway safety grounds. This is a town centre location and on-street parking is available on York Street and there is a nearby public car park on North Street. Additionally, the parking requirements that would be generated by the proposed use would be likely to differ very little from the requirements generated by the existing office use.

ADDITIONAL
REPRESENTATIONS: At the time of report preparation 12 letters had been received in which the following objections were made to the application:

1. Whilst supportive of the proposed services, this location is inappropriate as it is surrounded by residential properties with a nursery and Clitheroe Royal Grammar School in the immediate vicinity. The users of the facility would represent a danger to local residents (some of whom are elderly), to parents and children using the nursery and to pupils of the Grammar School.
2. Concern over safety issues.
3. Light pollution.
4. Residential amenity issues including noise
5. Lack of parking.

Proposal

The lower ground floor level accommodation to which the application relates is presently used for office purposes within Class B1 of the Town and Country Planning Use Classes Order. It is proposed to change its use to a use within Class D1 (non residential institutions including clinics and health centres). Specifically, the use would be associated with the delivery of the Clitheroe Drug Intervention Programme consisting of community structured day care programmes, clinical support, care planned counselling services and specialist prescribing and harm minimisation service. The service would be provided by CRI (Crime Reduction Initiatives) on behalf of the East Lancashire Drug and Alcohol Action Team. CRI is a registered charity that is 98% Government funded.

The existing lower ground floor level floor space within the building would be divided internally to provide an admin/reception area, a nurse's room, a doctor's room and testing area, 3 one to one consultation rooms and toilet and shower facilities. There would be no external alterations to the building.

Site Location

The application relates to an office on lower ground floor level that has windows and an entrance door facing onto an unnamed side street that leads to the back street between residential properties on York Street and Waterloo Road. The locality comprises a mixture of residential and business uses with Clitheroe Royal Grammar School and the private nursery and baby unit also located in the immediate vicinity of the site.

The site is within the settlement boundary of Clitheroe and within the Conservation Area.

Relevant History

3/2007/0554/P – Change of use of ground floor of No. 44 from B1 offices to A1 retail. Approved.

3/2006/0915/P – Change of use from residential and B1 office use to retail use including new shop front. Refused due to adverse effects of the proposed shop front on the Conservation Area.

3/2005/0987/P – Extension to provide additional office space. Approved.

Relevant Policies

Policy G1 - Development Control.

Policy ENV16 - Development Within Conservation Areas.

Environmental, AONB, Human Rights and Other Issues

This is a change of use planning application that falls to be considered on its planning merits, and, when viewed in that way, the issues are very straightforward.

The existing use of the premises to which the application relates is an office use within Class D1 of the Town and Country Planning Use Classes Order. The proposed use is within Class B1, collectively titled "Non-Residential Institutions", that includes clinics and health centres, crèches, day nurseries and day centres, museums, public libraries, art galleries and exhibition halls, non-residential education and training centres and places of worship, religious instruction and Church halls.

The Use Classes Order groups together uses that are considered to be similar with regards to their effects on the local environment, nearby residents' amenities etc, and allows changes within a Class without the need for planning permission. In my opinion, all the specific uses within Class D1 would not be inappropriate in a mixed use area comprising residential properties, commercial properties, a school and a nursery. Therefore, the use proposed in this application is, in my opinion, acceptable in this location.

The application has been submitted in a very open way in which the precise nature of the use has been specified. It should be borne in mind that the application could have been submitted for an unspecified D1 Use or it could have been submitted for any of the other specific uses within Class D1, in the knowledge that, if permission was granted, the precise use could then be changed to that which is now applied for, without any further planning permission being necessary.

In my opinion, there are three legitimate planning considerations to be made in respect of this application. The first consideration relates to highway safety and parking issues. For the reasons stated earlier in the report, the County Surveyor has no objections to the application on highway safety grounds. I have no reason to disagree with the County Surveyor's comments.

The second consideration concerns any possible effects of the proposal upon the Conservation Area. As no external alterations to the building are necessary or proposed, there would be no effects upon the appearance or character of the Conservation Area.

The third matter relates to any possible adverse effects on the amenities of nearby residents as a result of the opening hours of the facility. In the application it is stated that these would be 9am to 6pm Mondays to Fridays, 9am to 1.30pm on Saturdays with no opening on Sundays or Bank Holidays. Subject to a condition specifying those opening hours I do not consider that the use would have any detrimental effects on the amenities of nearby residents.

Overall, I can see no sustainable reasons to refuse this application.

SUMMARY OF REASONS FOR APPROVAL

The proposed change of use would have no seriously detrimental effects upon the appearance of the Conservation Area, the amenities of nearby residents or highway safety.

RECOMMENDATION: That planning permission be 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 proposal as shown on drawing No. GT/01/YS dated 19/01/10.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 9am to 6pm on weekdays and 9am to 1.30pm on Saturdays and there shall be no opening on Sundays or bank holidays.

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

APPLICATION NO: 3/2010/0061/P

(GRID REF: SD 368599 452801)

PROPOSED SINGLE 6KW WIND TURBINE ON A 15M HIGH MAST TO PROVIDE ENERGY FOR A CONVERTED BARN AT HIGH ELLERBECK BARN, LAYTHAMS FARM, BACK LANE, SLAIDBURN, LANCASHIRE

PARISH COUNCIL: The Members were equally divided on this application, with half feeling that it is the green way to energy generation and the other half not wanting the impact in an A.O.N.B. It was also mentioned that the flickering from the turning arms can affect some people and has been known to bring on epilepsy.

FOREST OF BOWLAND A.O.N.B. OFFICER (LCC): No objections on landscape grounds to this wind turbine application, as the likely landscape and visual impacts are deemed to be acceptable.

ADDITIONAL REPRESENTATIONS: No additional representations have been received.

Proposal

The application seeks permission for the installation of a 6kW domestic wind powered generator on a 15m high mast on land to the south of High Ellerbeck Barn, a recently approved holiday let/barn conversion on land owned by Laythams Farm, Back Lane, Slaidburn. As back ground to the proposal, the Agent notes that there is a key market identified in the 'eco-tourist', who wants to get away into the hills for a variety of activities, knowing meanwhile that he/she/they are supporting renewable energy and sound ethical environmental principles. As well as other 'eco-friendly' additions to the barn conversion, this wind generation proposal is a central part of the Applicants project concept, as the generator will take maximum advantage of this exposed windy location and supply the largest percentage of the energy required for this holiday-let. The barn is also connected through the electricity grid, which will provide back up when there is no wind, or as a means of export in very windy conditions.

Site Location

The site is approx. 2.5km from both Newton and Slaidburn, and is on the lower slopes of Burn Fell, within the Forest of Bowland Area of Outstanding Natural Beauty. The site is part of Laythams Farm, a 120 acre holding off Back Lane. The mast itself will be located approx. 400m NE of Back Lane, and approx. 150m from the nearby holiday let/barn conversion, High Ellerbeck Barn, to which the turbine will provide the majority of the power required. The nearest properties to the site include Burn House, approx. 420m west of the site, and of course Laythams Farm, with the next nearest property being over 900m away. The site can be viewed from two Public Rights of Way that pass nearby, with the nearest route being approx. 40m north of the site of the proposed mast. The land undulates between these various viewpoints and is also screened by large swathes of woodland planting to the north, south and east of the site. The backdrop to the site of the turbine includes a large plantation of trees and also the rising land to Burn Fell.

Relevant History

3/2008/0550/P - Erection of single 6kw wind turbine on 15m mast to provide energy for converted barn – Withdrawn.

3/2008/0391/P - Conversion and extension of barn to form holiday let accommodation. Revised application to cover additional rebuilding work to barn. Approved consent ref: 3/2007/0842P – Granted Conditionally.

3/2007/0842/P - Conversion and extension of barn to form holiday let accommodation. Revised scheme and renewal of consent 3/2007/0409P – Granted Conditionally.

3/2007/0409/P - Conversion and extension of barn to form holiday let accommodation. Revised scheme and re-submission of 3/2006/0987P – Granted Conditionally.

3/2006/0987/P - Conversion and extension of barn to form holiday let accommodation. Revised scheme and renewal of previous consent. Ref.: 3/2001 0122P – Refused.

3/2001/0122/P – Conversion of barn to form lettable holiday accommodation – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV24 – Renewable Energy.

Policy ENV25 – Renewable Energy.

Policy ENV26 – Wind Energy.

PPS22 – Renewable Energy.

Companion Guide to PPS22 ‘Planning for Renewable Energy’.

Environmental, AONB, Human Rights and Other Issues

The main issues to look at with regards to this application are:

- how the proposal compares to the relevant Planning Policies, both Local and National,
- the visual impact the erection of the mast will have on the area, and
- the potential impact the mast may have on the amenity of nearby neighbours.

Within Planning Policy Statement 22: Renewable Energy it states that “In sites with nationally recognised designations (Sites of Special Scientific Interest, National Nature Reserves, National Parks, Areas of Outstanding Natural Beauty, Heritage Coasts, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens) planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development, and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits. Small-scale developments should be permitted within areas such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts provided that there is no significant environmental detriment to the area concerned.” The scheme has also been assessed against the provisions provided within Section 5 of the Companion Guide to PPS22 ‘Planning for Renewable Energy’.

With regards to the Local Plan Policies, ENV25 states that “In assessing proposals for renewable energy schemes, the Borough Council will have particular regard to the immediate and wider impact of the proposed development on the landscape, and AONB” and Policy ENV26 states that “Development proposals within or close to the Area of Outstanding Natural beauty will not be allowed, unless:

- the proposal cannot be better located outside such statutory designated areas,
- the proposal is acceptable in environmental and landscape terms; and
- any adverse environmental impacts as far as practicable have been mitigated.

The Planning Statement submitted by the applicant aims to show that the proposal complies with the relevant National and Local Planning Policies, and given the height of the mast, the size of the generator and the location of the mast in relation to the existing and proposed woodland planting in the landscape, I am inclined to agree. The relevant Local and National Policies all note that proposal of this nature should only be approved where it can be demonstrated that the objectives of the designation of the area are not compromised, and that there are no significant environmental impacts on the area as a whole. The designation of the landscape as AONB is indicative of a high value landscape, and one that may be particularly sensitive to wind energy development. However, many recent wind energy development planning applications in A.O.N.B.s show that small wind turbines like that proposed here have been given planning consent subject of course to acceptable landscape, noise, access, etc. impacts. It would therefore appear that a precedent is now well established that such development can be considered acceptable in an AONB providing that there are no unacceptable and adverse environmental and amenity impacts. As such, it is considered that given the distance from nearby properties and from nearby highway viewpoints, and that the turbines landscape and visual impacts would be mitigated to a significant extent by the close proximity of the surrounding existing and proposed woodland planting, the proposal is considered acceptable. However in order to minimise landscape and visual impacts it is recommended that the blades and rotor head be light grey (RAL Nr 7035) in colour which is one of the more commonly used colours for wind turbines, as opposed to white which is proposed by the Agent. The mast is proposed to be Patina Green (RAL 6000) to help it blend in with the background of the woodland behind, and I am satisfied that this will be visually acceptable.

With regards to any potential impact on nearby neighbours, more specifically in regards to noise concerns, given that the proposed turbine/mast is over 400m from the nearest residential property, I do not consider the proposal to have an adverse impact on the nearby neighbours. In addition, the Councils Environmental Health Officer, who has also considered the proposal, also holds this view.

The Parish Council note their concerns regarding ‘shadow flicker’ and the Agent makes reference to this within the submitted Planning Statement. He notes that ‘Shadow Flicker is a rare event that can occur when the sun is directly behind the rotating blades of a turbine from the perspective of an observer or dwelling, and it only happens for short periods at dusk or dawn and at certain times of the year. It is generally not considered an issues with small turbines such as this.’ Bearing this in mind, and considering the position of the turbine in relation to nearby dwellings and its orientation in relation to the adjacent P.R.O.W. I do not consider that the issue of ‘Shadow Flicker’ will cause a significant detrimental impact to passing walkers or indeed adjacent neighbours to the site.

As such, following a minor amendment to the colour scheme of the turbine and blades outlined above, and subsequent positive consultation responses from statutory consultees, it is considered that the objectives of the designated area are not significantly compromised, and as such the proposal will have no significant environmental or visual impact on the area. In conclusion, the application is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an acceptable form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor will it have a significant detrimental impact on the amenities of any nearby residents.

RECOMMENDATION: That planning permission be 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. Notwithstanding the approved details submitted as part of this application, the colour of the blades and rotor head shall be light grey (RAL Nr 7035) and the mast shall be Patina Green (RAL 6000), unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenity of the area and in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Plan.

3. The permission shall relate to the development as shown on Plan reference Nos HEB-WT1-GT, 010463-1 and 25-6.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF DEVELOPMENT SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2010/0054/P (GRID REF: SD 373624 440918)
PROPOSED REGENERATION OF OPEN LAND (INCLUDING THE FORMER EA DEPOT – PART) FOR RESIDENTIAL DEVELOPMENT (25 AFFORDABLE UNITS), TO FORM PART OF THE WIDER PRIMROSE HOUSING SCHEME (APPLICATION 3/2008/0526/P), INCLUDING ACCESS LINK TO EXISTING CONTOUR HOUSING SCHEME AT FORMER EA DEPOT AND ADJACENT LAND TO REAR OF PRIMROSE MILL, WOONE LANE, CLITHEROE

TOWN COUNCIL: No objections.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): I have no objection in principle to this application on highway safety grounds.

The applicant has provided relevant information concerning the anticipated impact of the proposed units being accessed from George Street. I recognise that the existing parking patterns act to deter high vehicle speeds and that these will remain largely unaffected by the proposed development.

The applicant has identified changes in vehicular activity that, while relatively small in terms of vehicle numbers (9 and 13), would see an increase of almost 25% in the am peak and over 50% in the pm peak. It is my view that this anticipated increase would not have an adverse impact on the safe operation of the priority junction at Woone Lane with George Street.

In response to concerns from residents, lengths of prohibition of waiting at the junction of Woone Lane and George Street are to be advertised from 25 February to 25 March 2010. This simple junction protection is being considered in an effort to facilitate the safe movement of turning traffic and improved visibility.

It is suggested in the application that the road width of this junction be increased through a scheme of local widening. I am concerned that this would require considerable engineering works to achieve a relatively minor improvement and may not take into account the impact of any changes on the adjacent lodge.

ENVIRONMENT DIRECTORATE (PLANNING CONTRIBUTIONS): Request £12,000 for waste management.

ENVIRONMENT AGENCY: No objection in principle to the development.
ADDITIONAL REPRESENTATIONS: Eleven letters of objection have been received. Members are referred to the file for full details which can be summarised as follows:

1. Oppose the creation of an access link to the proposed development from George Street on the following grounds:
 - i. Volume of traffic on George Street would present a danger to children who play in the road of this cul de sac.
 - ii. Noise.
 - ii. The road width is too narrow at the bottom end to accommodate parked cars and allow movement of vehicles to and from the site, especially emergency service vehicles.
2. The junction with Woone Lane is hazardous to navigate with traffic parked right up to the end of George Street.
3. Whilst Contour have been considerate to think of the disturbance construction traffic would cause residents, and thus use a different access route for that purpose, it is requested that Contour rethink their permanent access plans.
4. Effect on privacy.
5. Effect on current parking arrangements for residents of the Contour site adjacent to the proposed development.
6. Quarry impact on public footpath.

Proposal

This is a full planning application for the development of phase 1A of the Primrose Regeneration Scheme – being the subject of outline planning application 3/2008/0526/P (still awaiting completion of the Section 106 Agreement at the time of drafting this report).

The proposal comprises the erection of 25 affordable dwellings intended for future ownership and management by an RSL. The application is made jointly by Beck Developments Ltd and Contour Housing Group with the latter already being the current owner and social landlord of 11 properties on George Street. The 25 units would be for social rent and comprise seven separate blocks of accommodation as follows.

Block 1

Comprises four x three bed five person houses in a terrace block with approximate dimensions of 21.7m x 9.4m x 8.4m in height.

Block 2

Comprises three x three bed five person houses in a terrace block with approximate dimensions of 16.3m x 9.4m x 8.4m in height.

Block 3

Comprises four x two bed four person houses in a terrace block with approximate dimensions of 24.6m x 9.4m x 8.4m in height.

Block 4

Comprises three x two bed four person apartments in a block with approximate dimensions of 9.5m x 11.3m x 11.1m in height. In this block is a communal staircase with an apartment on each floor.

Block 5

Comprises four x two bed four person houses in a terrace block with approximate dimensions of 14.9m x 9.4m x 8.4m in height.

Block 6

Comprises three x two bed four person houses in a terrace block with approximate dimensions of 14.9m x 9.4m x 8.4m in height.

Block 7

Comprises four houses in a terraced block with approximate dimensions of 20.2m x 9.4m x 8.4m in height. Three of these would be two bed four person dwellings with one three bed five person unit.

Construction materials throughout would be buff art stone to the walls under a grey concrete tiled roof with white UPVC windows and doors. The dwellings would be arranged around an extension to George Street with a new cul de sac turning head formed. Blocks 1 and 7 are on the boundary with the existing development at George Street with the apartment block (block 4) being at the site's most south western corner. Off street parking spaces are provided to the front of the dwellings with each house having rear garden areas in lengths ranging from 9m to 15m.

Highways

As mentioned above, it is intended to access these 25 units by extending George Street.

The scheme also denotes a junction improvement scheme at the point where George Street meets Woone Lane by utilising land on the east side of Woone Lane to build out the Woone Lane/George Street junction and realign an existing stone wall to widen Woone Lane in order to achieve improved visibility splays.

In terms of construction traffic, the applicants have stated that they will use the existing Woone Lane access to eliminate any disruption and nuisance to existing George Street residents during the build process.

Site Location

The site is set to the immediate south of an existing social housing scheme at the end of George Street. To the west lies the railway line with the site forming a small part of the overall Primrose Regeneration Scheme that was presented to Planning and Development Committee in outline form under 3/2008/0526/P in May and June of last year with a further report in December outlining ongoing discussions regarding the Section 106 Agreement. It is within the saved settlement boundary of Clitheroe and is also partly covered by the saved Primrose Area Policy A1 which shows this site identified as a potential employment area (subject to constraints).

Relevant History

3/2008/0526/P – Proposed regeneration of sites around and including Primrose Mill for residential development, including improved site access, highways improvements and provision of public open space. Deferred and delegated to Director of Development Services to negotiate content of Section 106 Agreement – still ongoing at time of report preparation.

3/2010/0055/P – Regeneration of the existing commercial site(s) for residential development (25 units), being phase 1b of the Primrose Residential Project including improved vehicular access to Woone Lane (6 homes by affordable units and 19 market/for sale units). See elsewhere in this agenda.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy ENV9 - Important Wildlife Site.

Policy H19 - Affordable Housing - Large Developments and Main Settlements.

Policy H21 - Affordable Housing - Information Needed.

Policy EMP11 - Loss of Employment Land.

Policy RT8 - Open Space Provision.

Policy T1 - Development Proposals - Transport Implications.

Policy T7 - Parking Provision.

Policy A1 - Primrose Area Policy.

Affordable Housing Memorandum of Understanding.

North West of England Plan - Regional Spatial Strategy to 2021 – Policy DP1 – Spatial Principles.

Regional Spatial Strategy to 2021 - Policy L4 – Regional Housing Provision.

Regional Spatial Strategy to 2021 - Policy L5 – Affordable Housing.

Regional Spatial Strategy - Policy DP7 – Environmental Quality.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration in the determination of this application are the principle of development, highway safety, visual impact and impact on adjacent residential amenity.

Principle of Development

Members will see from the planning history section of this report that an outline application for the re-development of a much larger site has been considered under 3/08/0526/P with Planning and Development Committee satisfied with that scheme subject to a suitably worded Section 106 Agreement being drafted to deal with affordable housing and financial contribution towards highways improvements and public open space. Work is still progressing on agreeing the precise wording of that document.

Ideally, this application and that for phase 1b (3/2010/0055/P elsewhere within this agenda) would take the form of reserved matters submissions following the grant of outline where the principle of development had already been clearly established. However, the developer (Beck Developments Ltd) and Contour Housing Group have applied to the Homes and Communities Agency to secure funding under the Kickstart 2 programme and in order to meet timescales set by that process, they have had to submit full planning applications for part of the overall site that forms the outline application scheme. As submitted, there is no draft Section 106 to cover this phase of development but the application is submitted within the spirit of the outline scheme already presented to Members last year. The Council's solicitors are investigating ways of ensuring that the negotiated thresholds for affordable housing and monies for highway works and public open space, can be tied to this application and at the time this report was drafted, that had not been fully established. Therefore, whilst this submission is a full application, and it could be argued should be looked at fresh in terms of principle against the most up to date planning policies, I am of the opinion that in terms of permitting residential development on this parcel of land regard should be had to the extensive negotiations on this wider scheme over the past couple of years and a pragmatic approach taken in that subject to highways and amenity considerations, the principle of 25 affordable units is acceptable.

Highways

The outline application that Members have previously considered showed a single means of access to the entire development site leading from Woone Lane. The introduction of Contour Housing Group as a partner to deliver 25 affordable units on a site immediately adjacent to their existing properties on George Street has led to this application being submitted with a new access provided from George Street as they consider it to be beneficial from a future housing management and maintenance strategy as all their properties would sit together.

The application has been submitted with a transport statement that outlines the required highway improvement works as described above and that the proposed development is estimated to generate a net increase of 9 (two way) vehicle movements in the am (0815 – 0915) peak hour and 13 in the pm (1645 – 1745) peak hour. On this basis they conclude that there would not be a detrimental impact on the local highway network. The highways engineer at LCC has been consulted on this matter and concluded that there are no objections to raise on highway safety grounds. Members will see from his observations above that he does not consider the proposal to realign the wall to the east of Woone Lane in order to achieve a scheme of a local widening necessary and thus should Committee be minded to approve the application, those works would not be requested of the applicant.

Visual impact

The scheme has been designed to reflect the existing residential development on George Street in terms of scale, detailing and materials. The apartment block at approximately 11.1m in height

would sit above the height of the other six blocks of development but at the corner of the site would act as a clear end to the development. Future phases of development may be constructed to its south but I do not consider that as part of this scheme, a building of such proportions would prove significantly detrimental to the visual qualities of the area. I am mindful that the land in question is lower than that of George Street and further information has been sought on how this would be dealt with as there is a highway to extend on to this lower ground to form a new head to the cul de sac of George Street. The applicants have submitted a section through the site which shows the relative changes in level and that the new properties would be set at the existing ground level as evident on site. The section shows that the site levels are similar to that of George Street, however, when works were carried out for the track down to the Environment Agency depot the levels were reduced and as a consequence retaining structures were formed. As the track is omitted from this application the area will be filled to bring the levels back to their original level.

Residential Amenity

In assessing this, it is important to consider the relationship not only between the site and surrounding development but the internal layout as put forward and how the residential blocks would impact upon one another. With regard to the existing properties on George Street, I do not consider that the development would have an overbearing nature on the end unit and in terms of potential overlooking of that property's private garden area, a single window was shown in the first floor gable elevation of block 1 which could have been considered to have some impact. However, negotiations have resulted in an amended plan to show obscure glazing to this opening in order to respect privacy levels.

I am mindful that comments have been received regarding noise, increased traffic and inability of children to continue to play in what is presently a cul de sac. However, I do not consider the construction of an additional 25 dwellings, that would access their properties via George Street, would have such a detrimental impact on existing residential amenity to substantiate a reason for refusal on that ground. There are dwellings to the other side of the railway line and concerns have been expressed about potential overlooking to those properties. I would advise Members that they are set approximately 30m away (25m to back of rear gardens) and I consider this sufficient distance away so as not to have a significantly detrimental impact with the railway line passing between the respective development areas.

In respect of how the properties on the development would relate to one another, the provision of off street parking immediately in front of the dwellings means they are set over 25m away from each other when directly facing. The only plots that have warranted further scrutiny are the end units of blocks 1 and 2 which have their gables set approximately 2m apart. As originally submitted, there were to be ground floor dining room windows and first floor secondary bedroom windows directly facing each other. The applicants have now revised the drawings to show an improved relationship between those units by obscure glazing these openings and should Committee be minded to approve the application a condition should be imposed to ensure this is retained in perpetuity.

On the basis of this, I am satisfied with the internal relationship between the dwellings proposed.

Therefore, having very carefully considered all the above I conclude that no significant detriment would be caused to visual or residential amenity as a result of the scheme's implementation and the highway engineer from LCC is satisfied that the local highway network can accommodate a further 25 units accessed via George Street. Matters of principle have been discussed and

subject to the Council's solicitors, agreeing an appropriate wording to the Section 106 Agreement to ensure that the triggers for highways and public open space are applicable to this development, I consider that the application should be given favourable consideration.

RECOMMENDATION: That the application be Deferred and Delegated to the Director of Development Services in consultation with the Chairman of Planning and Development Committee to negotiate a Section 106 Agreement which shall include affordable housing, highways contributions and public open space contributions with appropriate trigger points for those contributions with the application being subject to 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. This permission shall be implemented in accordance with the proposal as amended by letter received on 26 February 2010 and drawing numbers 6371/100 section through site boundary, 901/P2 proposed site plan; 905/P3 block plans 1 and 2;; 906/P4 block plans 3 and 4; 907/P4 block plans 5 and 6; 908/P3 block plan 7 as well as drawing numbers:

909/P2 street scene elevations; 902/P1 house type A; 903/P1 house type B; 904/P1 apartment type C.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify what plans are relevant.

3. 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.

4. 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.

5. This permission shall relate to a Section 106 Agreement dated _____ which includes mechanisms for the delivery of affordable housing and appropriate contributions and triggers for highway improvement and public open space.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. 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 in perpetuity.

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

7. The windows on the gable elevations of blocks 1 and 2 shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. All construction traffic associated with the development shall access the site via the existing Woone Lane access in accordance with the details outlined in the transport statement dated January 2010.

REASON: In the interests of highway safety and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.

1. A site investigation scheme, based on desk duty report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.
2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. 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.

APPLICATION NO: 3/2010/0055/P (GRID REF: SD 373687 440870)
PROPOSED REGENERATION OF THE EXISTING COMMERCIAL SITE(S) FOR RESIDENTIAL DEVELOPMENT (25 UNITS) BEING PHASE 1B OF THE PRIMROSE RESIDENTIAL PROJECT INCLUDING IMPROVED VEHICULAR ACCESS TO WOONE LANE, (6 HOME BUY AFFORDABLE UNITS AND 19 MARKET/FOR SALE UNITS) AT LAND TO THE REAR OF PRIMROSE MILL, WOONE LANE, CLITHEROE

- TOWN COUNCIL: No objection.
- ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection in principle to this application on highway safety grounds.
- ENVIRONMENT DIRECTORATE (COUNTY ARCHAEOLOGIST): No objection subject to imposition of conditions.
- ENVIRONMENT DIRECTORATE (PLANNING CONTRIBUTION): Request £12,000 towards waste management.
- ENVIRONMENT AGENCY: No objection subject to imposition of conditions.
- ADDITIONAL REPRESENTATIONS: No comments received.

Proposal

This is a full planning application for the development of Phase 1B of the Primrose Regeneration Scheme – being the subject of outline planning application 3/2008/0526/P (still awaiting completion of a Section 106 Agreement at the time of drafting this report. The proposal comprises the erection of 25 dwellings arranged in four blocks which follow the form of the submitted layout under the outline planning permission. The part of the overall site that this application relates to includes the courtyard which was identified in the outline scheme as the focal point of the development which is achieved by a sharp change in direction in the access way creating a village centre with the positioning of block 1, 2 and 3 providing the built form to help achieve this feature.

With regard to the appearance of the dwellings it is proposed to construct them of natural buff walling stone with 150mm coursing and random lengths with matching smooth stone window

surrounds, feature stone course and chimney detail. The roofing material would be matching slate with matching ridge with uPVC windows and/or timber work painted black.

The blocks of accommodation are as follows:

Block 4

To the rear of the mill building this block consists of 6 two storey dwellings (4 x 2 bed and 2 x 3 bed). Approximate overall dimensions are 26.4m x 9.1m x 8.7m in height which steps down to 8.2m for the 2 x 3 bed units. There would be four pitched roof porches on the front elevation of this block to a maximum height of approximately 4m.

To the north of Block 4 (approximately 4m from the front elevation excluding the depth of the porches) would be a car port to accommodate three cars with parking spaces in front. Dimensions of this are 9m x 5.5m x 4.5m in height.

Block 3

Set 12m to the north west of Block 4 this block consists of 4 x 3 bed dwellings and has a footprint of 18.7m x 9.1m. Two of the units (Plots 16 and 17) are a full three storey height to 10.5m with Plots 18 and 19 being 2½ storey which is approximately 9.8m in height. Off street parking spaces are shown to the south eastern gable of this block.

Block 2

This block consists of 11 dwellings and has a feature three storey massing to the corner which houses three apartments (units 8, 9 and 10). The height of this corner block is approximately 12.5m.

To the south west of this is a two storey duplex dwelling which has an archway through to parking (optimum height of 7.5m) and next to that 4 x 3 bed town houses to a height of approximately 10.7m with a step down to approximately 10.4m for the two units immediately adjacent to the duplex unit.

To the north east of the three storey corner block are three townhouses with a two storey front elevation which has a feature two storey arch completing the 'L' shaped form to this block. The height of the three townhouses (Plots 5, 6 and 7) is approximately 9.8m.

Block 1

To the north east of Block 2 and facing Block 3 this block consists of 4 x 3 bed dwellings with varied massing of 2 and 2½ storeys. The two storey units to a height of 8.3m and the 2½ storey being 9.8m with feature two storey bay window to their front elevation.

To the rear of this block is shown another car port with the same details as stated above in connection with the car port to the north of block 4.

Access to the site is from Woone Lane as detailed previously on the outline scheme with parking provision throughout the site in the form of the car port detailed above with parking in front, parking at the sides of properties and group parking hidden behind enclosures and buildings.

Site Location

The application site occupies land that is to the west of Woone Lane between Primrose Mill (former Government Building) and the land covered by application 3/2010/0054/P, see elsewhere within this agenda. It lies within the settlement limit of Clitheroe as defined in the Districtwide Local Plan and is also covered by the Saved Primrose Area Policy which shows part of the site identified as a potential employment area (subject to constraints).

Relevant History

3/2008/0526/P – Proposed regeneration of sites around and including Primrose Mill for residential development, including improved site access, highway improvements and provision of public open space. Deferred and delegated to Director of Development Services to negotiate contents of Section 106 Agreement – still ongoing at time of report preparation.

3/2010/0054/P – Proposed regeneration of open land (including the former EA Depot-Part) for residential development (25 affordable units), to form part of the wider Primrose housing scheme (application 3/2008/0526/P), including access link to existing Contour housing scheme – see elsewhere within this agenda.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy ENV9 - Important Wildlife Site.

Policy H19 - Affordable Housing - Large Developments and Main Settlements.

Policy H21 - Affordable Housing - Information Needed.

Policy EMP11 - Loss of Employment Land.

Policy RT8 - Open Space Provision.

Policy T1 - Development Proposals - Transport Implications.

Policy T7 - Parking Provision.

Policy A1 - Primrose Area Policy.

Affordable Housing Memorandum of Understanding.

North West of England Plan - Regional Spatial Strategy to 2021 - Policy DP1 – Spatial Principles.

Regional Spatial Strategy to 2021 - Policy L4 – Regional Housing Provision.

Regional Spatial Strategy to 2021 - Policy L5 – Affordable Housing.

Regional Spatial Strategy to 2021 - Policy DP7 – Environmental Quality.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration in the determination of this application are the principle of development, highway safety, visual impact and impact on adjacent residential amenity.

Principle of Development

Members will see from the planning history section of this report that an outline application for the re-development of a much larger site has been considered under 3/08/0526/P with Planning and Development Committee satisfied with that scheme subject to a suitably worded Section 106 Agreement being drafted to deal with affordable housing and financial contribution towards

highways improvements and public open space. Work is still progressing on agreeing the precise wording of that document.

Ideally, this application and that for phase 1a (3/2010/0054/P elsewhere within this agenda) would take the form of reserved matters submissions following the grant of outline where the principle of development had already been clearly established. However, the developer (Beck Developments Ltd) and Contour Housing Group have applied to the Homes and Communities Agency to secure funding under the Kickstart 2 programme and in order to meet timescales set by that process, they have had to submit full planning applications. As submitted, there is no draft Section 106 to cover this phase of development but the application is submitted within the spirit of the outline scheme already presented to Members last year. The Council's solicitors are investigating ways of ensuring that the negotiated thresholds for affordable housing and monies for highway works and public open space, can be tied to this application and at the time this report was drafted, that had not been fully established. Therefore, whilst this submission is a full application, and it could be argued should be looked at fresh in terms of principle against the most up to date planning policies, I am of the opinion that in terms of permitting residential development on this parcel of land regard should be had to the extensive negotiations on this wider scheme over the past couple of years and a pragmatic approach taken in that the subjective highways and amenity considerations, the principle of 25 units, six of which would be Homebuy affordable units is acceptable.

Highways

Access to these 25 units is shown from Woone Lane to the immediate north of Primrose Mill. This is a location that is shown on the outline planning application and has been accepted in principle by the Highways Engineer subject to a priority working arrangement being introduced at this point of Woone Lane. A financial contribution is necessary from the developer for such works with this being a component part of the legal agreement under discussion. Subject to an

appropriate wording which requires the payment of monies at the right trigger point and that no further units (whether market or affordable) can be occupied prior to the necessary works having been carried out, the Highway Engineer does not raise any objection to this scheme on highway safety grounds.

Residential Amenity

With regard to residential amenity I am mindful of the potential impact on existing surrounding development as well as the relationships between the proposed dwellings. In terms of existing surrounding development there is Pendleton Brook Day Centre to the north of the site and it would be the apartment and town houses of Block 2 that would have the potential to overlook that site. The development proposed is set in approximately 11m from the boundary with the day centre with that building set in excess of 10m from the boundary. I am of the opinion that there is sufficient distance between the buildings to respect privacy levels and whilst the scale of the development shown on this boundary at 9.8m and 12.5m respectively in height is of sizeable proportions I do not consider that it would constitute an overbearing/oppressive nature of development. The present cul-de-sac turning head of George Street is set to the north west of the site and given the positioning of the windows to the apartment block I do not consider that the privacy of the closest property on George Street would be significantly compromised. Again, the proposed new build units are set sufficient distance away (over 30m) so as not to have an overbearing impact. Thus in terms of impact on existing development I am satisfied

that no significant detriment would be caused to their amenity as the result of this scheme's implementation.

In examining the internal relationship between the four residential blocks on the site it is Blocks 1 and 3 that warrant further consideration. These blocks of accommodation directly face one another with a separation distance of approximately 16m. As members will be aware, the guidance offered within the Council's SPG when examining extensions and alterations to existing dwellings is that a separation distance at first floor between habitable rooms should ideally be 21m. However, there have been instances (particularly when considering new residential development) that a lower distance has been accepted having regard to the characteristics of a particular site/area. The residential area that surrounds the site is predominately terraced with distances of 11m between properties on either side of the street. Thus it is an area characterised by a dense level of development. Coupled with this is the fact that the scheme is a new development and that potential purchasers will be fully aware of the relationship between the various residential blocks prior to buying a certain property. For these reasons I am of the opinion that in this particular instance a reduction in distance between facing habitable rooms is acceptable.

Visual Amenity

In respect of visual amenity I am mindful of the current buildings on site both in terms of their materials, scale and massing and the need to ensure that any development proposed would not have a detrimental impact on the landscape given that the railway line runs along the western extreme of the wider regeneration area as proposed under 3/2008/0526/P. To give Members an indication of scale, Primrose Mill, which lies at the Woone Lane frontage has a height of approximately 12.6m to eaves, with the Rectella building again on the Woone Lane frontage being approximately 6.8m to eaves. The footpath that runs along the site's northern boundary from Woone Lane to the bridge over the railway line is set at a lower level than the majority of the site. It is the gardens to plots 1-8 and courtyard parking to its rear that will be positioned on the route of this and the applicant's agent has confirmed that in terms of land levels, the area where the track is will be filled out and regraded.

The footpath does not appear to be a definitive right of way and thus there is no requirement for the developer to make provisions for its diversion. They have, however, as part of the outline application, denoted a route throughout the wider development area to enable persons to continue using a pedestrian link to the railway bridge.

The scheme puts forward blocks of development at varying heights in materials which are considered appropriate to the area, ie stone and slate. The use of different heights breaks up the massing of the blocks and adds interest to the new street scene that is being created. It is recognised that the apartment block approximately 12.5m in height is an imposing feature but it provides a strong visual link with the dominant mill building at this focal point within the scheme, ie the sharp change in direction of the access way. The residential blocks have a mix of porches, double storey bay windows and piked dormers to assist in breaking up their massing and some have Juliet type balconies, all of which provide design features. This contributes to a varied street scene in this development which would not, I consider, prove significantly detrimental to the visual qualities of the area in which the site is set. Therefore, on visual grounds, I do not consider that the scheme would prove harmful to the area.

Therefore, having very carefully considered all the above, I am of the opinion that the scheme accords with policy (having regard to the ongoing outline application and Section 106

negotiations and need to tie this development to the appropriate thresholds) and thus recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That the application be Deferred and Delegated to the Director of Development Services in conjunction with the Chairman of Planning and Development Committee to negotiate a Section 106 Agreement which shall include affordable housing, highway and public open space contributions with appropriate trigger points for those contributions with the application being subject to 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. This permission shall be implemented in accordance with the proposal as amended by letter received on 26 February 2010 and drawing numbers 6371/01A planning layout; 6371/15 carport details as well as drawing numbers

6371/02 block 1 floor plans; 6371/04 block 2 ground floor plan; 6371/05 block 2 first floor plan; 6371/06 block 2 second floor plan; 6371/11 block 3 floor plans; 6371/13 block 4 floor plans; 6371/14 block 4 elevations.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

3. This permission shall relate to a Section 106 Agreement dated _____ which includes mechanisms for the delivery of affordable housing, and appropriate contributions towards highway improvements and public open space.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. 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.

5. 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.

6. 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 work. This must be carried out in accordance with a written scheme of investigation which shall have first 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 site in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

7. 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 in perpetuity.

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

8. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.

1. A site investigation scheme, based on desk duty report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.
2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. 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 Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

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

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0513/P	Conversion of disused barn into two low cost dwellings	Harrop Gate Barn Harrop Fold, Lane Ends Grindleton, Clitheroe
3/2009/0544/P	Erection of granny annex	Coppice Cottage Mill Lane Gisburn
3/2009/0826/P	Proposed enlargement and conversion of a barn adjoining the dwelling to provide extended living accommodation	Lower Monubent Fm Cottage Hellifield Road Bolton-by-Bowland
3/2009/0841/P	Replacement dwelling, revised scheme incorporating garaging, garage courtyard, adjustments to drive and entrance gates	Denisfield House Rimington Lane Rimington
3/2009/0882/P	Proposed alterations to existing residential store to provide improved living and bedroom accommodation, including demolition of contemporary rear lean-to, demolition of exiting stables/store outbuilding and construction of replacement stables with manure store and new garage with rear oil tank compound and associated external works	Carters Farm Carters Lane Paythorne
3/2009/0910/P	Application for discharge of condition 9 (relating to assessing potential on site contamination) of planning consent 3/2009/0270/P	Black Hall, Garstang Road Chipping
3/2009/0928/P	Two storey side extension providing lounge and two bedrooms	Aspinalls Farm Kenyon Lane, Dinckley
3/2009/0933/P	Replacement dwelling	Salesbury Hall Farm Salesbury Hall Road Ribchester
3/2009/0936/P	Proposed single storey side extension to an existing bungalow	7 Stanley Gate Mellor
3/2009/0943/P	Cantilever shelter for sheep	New Barn Farm Bolton-by-Bowland
3/2009/0961/P	Change of use from former doctors surgery to a holiday cottage	former doctors surgery Root Farm, Dunsop Bridge
3/2009/0963/P	Side extension for disabled access to the first floor	2 College Close Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0964/P	Two storey extension to the main house comprising of a ground floor private vehicle garage and private flat annex at first floor level	Deershaw, Saccary Lane Mellor
3/2009/0966/P	Application for the renewal of planning consent 3/2004/1075 to construct an extension to the existing dwelling to provide a granny annex	Michaelmas Cottage off Clitheroe Old Road Dutton
3/2009/0988/P	Demolition of existing garage and utility area. Erection of new garage and utility room. Conversion of roof space into bedrooms including new dormer extensions. Extension to the existing drive area	Twin Oaks Whins Lane Simonstone
3/2009/0996/P	Single storey extensions to provide a utility room and a two storey extension to form a new entrance, cloakroom, study and enlargement of the existing bedroom	Olive Cottage off Smalden Lane Grindleton
3/2009/1002/P	Extensions to form utility room, three rear dormers and pike roof over existing front dormer	10 St Johns Close Read
3/2009/1018/P	Proposed lounge and bedroom extension	65 Rogersfield Langho
3/2009/1020/P	New external landing and stairs at rear entrance to first floor flat	47a King Street Whalley
3/2009/1021/P	Application for discharge of condition 5 (travel plan) and partial discharge of condition 4 (off site highway public transport improvements) of planning consent 3/2008/0548	Stanley House Preston New Road Mellor
3/2009/1030/P	Proposed single storey rear extension and first floor side extension	11 Bradyll Court Brockhall Village
3/2009/1031/P	Proposed veranda	Conkers Day Nursery Dewhurst Road, Langho
3/2009/1032/P	Proposed ground floor kitchen extension	8 Longridge Road Hurst Green
3/2009/1036/P	Proposed single storey side extension	17 Sabden Brook Court Sabden
3/2009/1043/P	Proposed extension to existing service station	Pennine Garage Longsight Road Osbaldeston
3/2009/1045/P	Conservatory extension	Summerfield Horton-in-Craven
3/2009/1047/P	Proposed workout room and store (7.3m x 3.7m) in the rear garden	27 Regent Street Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/1057/P	Application for a Lawful Development Certificate for the proposed demolition of the existing conservatory and replacement with a sun lounge	Kinross Whitehalgh Lane Langho
3/2009/1060/P	Construction of proposed starter/recorder cabin/hut octagonal building for daytime use only	Clitheroe Golf Club Whalley Road Clitheroe
3/2009/1060/P	2 no. signs above front elevation windows illuminated by overhead trough lights and one non-illuminated wall mounted sign (retrospective)	1B Calder Avenue Longridge
3/2009/1062/P	Proposed two-storey extension, single storey extension and erection of replacement garage in a new location, and associated site works	5 Gas Street Longridge
3/2009/1065/P	Proposed change of use from agricultural land to ménage	Salesbury Hall Salesbury Hall Lane Ribchester
3/2009/1066/P	Proposed demolition of existing garage, utility room and outbuilding and construction of two-storey side and rear replacement extension. Extension of existing drive to provide improved parking and turning space and alteration to increase width of existing access	Pendle House 17 George Lane Read
3/2009/1080/P	Replacement of the lower sections of the windows to the ground floor on King Street with clear glazing	Station Hotel King Street, Clitheroe
3/2009/1082/P	Provision of 2m high mesh fencing to the school perimeter	Simonstone CE School School Lane, Simonstone
3/2010/0009/P	Proposed erection of first floor side extension and pitched roof in lieu of existing flat roof over garage	4 Hereford Drive Clitheroe
3/2010/0012/P	A new farmyard access to the Mill Lane entrance, and closing off the 2 no. existing	Waller Clough Farm Mill Lane Chipping

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0013/P	New external signage and lighting of one fascia sign, two double sided pictorial signs and two amenity signs, all with static external illumination and two powerflood 100 floodlights and one microlux light	Station Hotel King Street Clitheroe
3/2010/0023/P	To install a river flow monitoring station (flood warning) to record the flow of Pimlico Brook. This will consist of a pressure transducer, telemetry kiosk and barrage boards at rear of	Bridge Court off Pimlico Road Clitheroe
3/2010/0033/P	Proposed single storey extension to existing veterinary surgery	MYVet Ltd, Longsight Road Clayton-le-Dale
3/2010/0034/P	Application for the discharge of condition no. 1 (rooflights), condition no. 2 (doors and windows) and condition no. 3 (materials) of planning consent 3/2009/0907/P	The Cottage Newton-in-Bowland
3/2010/0041/P	Application for the renewal of planning consent 3/2007/0207P for a new single storey extension to first floor on the rear elevation	Salthill Villa Salthill Road Clitheroe
3/2010/0048/P	Application for the following non-material amendments to planning consent 3/2008/0549/P – position of canopy and pump islands, position of car wash plant room, timber screen fencing to rear and side boundary, underground petrol tanks, position and second shop entrance, door and office window and one ATM machine	Primrose Garage Whalley Road Clitheroe
3/2010/0049/P	Discharge of materials condition	Slack Farm Newsholme, Gisburn
3/2010/0065/P	Demolition of existing workshop	Central Garage Manor Road, Whalley

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/1010/P	Proposed infill of ground level to adjacent field on egg farm/agricultural land	Petre Farm Eggs 127 Whalley Road Wilpshire	G1, ENV3 and ENV4 – Over intensive development to the detriment of visual and neighbouring residential amenity.
3/2009/1016/P Cont/	Proposed demolition of existing rear out buildings and the building of a two-	13 Standen Road Clitheroe	G1, H10, and SPG 'Extensions and Alterations to

Cont.....	storey extension		Dwellings' – Loss of light and overbearing impact to adjacent property.
3/2009/1017/P	Proposed erection of an 11kw wind turbine on land approx. 400m NE of the farm buildings	Readwood Stables Back Lane Read	Proposal by virtue of its siting, design, colour and height would be contrary to Policies G1, ENV1, ENV24, ENV25, ENV26 and PPS 22 of the Districtwide Local Plan in that it would represent an isolated incursion into the open landscape to the detriment of the visual amenity of the area.
3/2009/1019/P	Proposed two-storey extension to dwelling and proposed resurfacing of the drive	3 Nightingale Close Calderstones Park Whalley	G1, H10, and SPG "Extensions and Alterations to Dwellings" – Over dominant extension to the detriment of the appearance of the property itself and the street scene in general.
3/2009/1037/P and 3/2009/1038 (LBC)	Extension and alteration ancillary buildings and erection of single storey side extension, insertion of 3 No. roof lights and internal alterations	Higher Lickhurst Farm Leagram with Bowland Chipping	The proposal would be harmful to the character of the listed building because of the disruption to internal plan form and the domination of the proposed extensions.
3/2009/1041/P	Replacement signage scheme	The Coach & Horses Hotel Main Street Bolton-by-Bowland	The proposed front elevation first floor letted signage is harmful to the character of the listed building because of the
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				unsympathetic emphasis of these building elements in the architectural composition.
3/2009/1042/P (LBC)	Replacement signage scheme		The Coach & Horses Hotel Main Street Bolton-by-Bowland	The proposed front elevation first floor letted signage is harmful to the character of the listed building because of the unsympathetic emphasis of these building elements in the architectural composition.
3/2009/1046/P	Outline application for a proposed new agricultural workers dwelling (all matters reserved)		Little Middop Farm Burnley Road Gisburn	Contrary to PPS 7 'Sustainable Development in Rural Areas and Policies ENV1, G5 and H2, H3 and H5 of the Districtwide Local Plan, in that I do not consider there to be a functional need for an agricultural worker to live at Little Middop Farm.
3/2009/1056/P	Replacement frames	window	4 Church Street Clitheroe	The proposal will be harmful to the character and setting of the listed building because of the insertion of incongruent conspicuous and visually intrusive plastic, top opening and double glazed replacement windows.

3/2009/1063/P	Retrospective application to tank the basement and for the installation of a toilet and shower with partition walls and extractor fan. Erection of partition wall and door to create a two room area and laying of stone flagged floor to two thirds of this area and carpet to one third. Installation of lighting and power at all areas	30 Higher Road Longridge	The tanking has been potentially harmful to the historic fabric and character of the listed building.
3/2009/1081/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	Rosemount Sunnyside Avenue Ribchester	The proposed works do not constitute as permitted development under the Schedule to Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

SECTION 106 APPLICATIONS **(TO BE ON AGENDA PERMANENTLY)**

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

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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0016/N	Agricultural storage and general purpose building	Langden Holme Farm Dunsop Bridge

AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL** BE NECESSARY

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0097/P	Proposed roof over an existing silage clamp	Laneside Farm Mearley Clitheroe

APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0160/P	Conversion of bunkhouse into two dwellings. The demolition and rebuild of 49 Blackburn Road. Erection of two semi detached dwellings fronting Blackburn Road and the erection of five three storey terraced cottages. The new dwellings and road will be built on the existing car park to the public house.	Black Bull Hotel Church Street Ribchester
3/2009/0875/P	Conservation Area consent to demolish 49 Blackburn Road, prior to rebuilding	49 Blackburn Road Ribchester
3/2009/1078/P	Erection of a new retail and office building with car parking	7 Accrington Road Whalley
3/2010/0011/P	Conservation Area consent to demolish the former nursery building	7 Accrington Road Whalley
3/2010/0039/P	Proposed single bungalow with parking and extension to existing garage	Land off Blackpool Road Longridge
3/2010/1028/P	Demolition of existing garage and construction of two storey annex	Salthill Villa Salthill Road Clitheroe
3/2009/1039/P	Replacement house type	Plot 2 Site of former Smithy Garage Tosside

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 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	Civil WR	Now to be determined under the written reps procedure	Site visit 16.2.10 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>
3/2009/0466 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
3/2009/0079 D	25.9.09	Mrs Christine Verity Proposed single storey garden room to front elevation Holkers Cottage Whins Lane Read	WR	-	Site visit 16.2.10 AWAITING DECISION
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	-	Site visit 16.2.10 AWAITING DECISION
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 – due to be held 23.2.10 - CANCELLED To be re-scheduled	
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	-	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>
3/2009/0844 D	19.1.10	Mr Mark Haston Construction of a single garage for domestic use Carr Meadow Barn Carr Lane Balderstone	Householder Appeal	–	AWAITING DECISION
3/2009/0135 C	22.1.10	Messrs R Wilkinson & Sons Outline application for demolition of existing commercial building and redevelopment of cleared site and adjoining land for residential development comprising 14no. detached dwellings together with garages and gardens Old Manchester Offices Whalley Road Billington	–	Hearing – to be held 13 April 2010	
3/2009/0955 D	27.1.10	Ms Emma James First floor side extension over lounge to form bedroom The Old Spout House Whinney Lane Mellor	Householder Appeal	–	Notification letter sent 29.1.10 Questionnaire sent 2.2.10 AWAITING DECISION
3/2009/0945 D	3.2.10	Mr Philip Thompson Install a drop kerb at the property 9 Edisford Road Clitheroe	Householder Appeal	–	Notification letter sent 11.2.10 Questionnaire sent 15.2.10 AWAITING DECISION

LEGEND

D – Delegated decision
C – Committee decision
O – Overturn