

## MINUTE NUMBERS 858 - 860

### Minutes of Planning and Development Committee

Meeting Date: Thursday, 11 March 2010 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	J Holgate
R Croasdale	C Punchard
R J Elms	J S Sutcliffe
T Hill	J White

In attendance: Director of Development Services, Senior Planning Officer, Senior Planning Officer and Legal Services Manager.

Also in attendance: Councillor S Farnsworth.

#### 844 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors M Fielding, A Gridley, J Rogerson, D Taylor and M Thomas.

#### 845 MINUTES

The minutes of the meeting held on 4 February 2010 were approved as a correct record and signed by the Chairman.

#### 846 DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 847 PUBLIC PARTICIPATION

There was no public participation.

#### 848 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

#### 849 PLANNING APPLICATIONS

1. 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

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.

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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

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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.

(Mr Hindley spoke in favour of the above application)

2. 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

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

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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.

3. 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

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

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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.

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4. 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

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

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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.

5. 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

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.

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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.

6. 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

The Senior Planning Officer reported an additional item received from a planning consultant.

GRANTED subject to the following condition(s):

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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; ELL/128/LIDL/005 REV A proposed drainage layout; and ELL/LIDL/128/006 Proposed levels layout.

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. Deliveries to the site should not take place within the hours of 2200 to 0700 hours.

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

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

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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.

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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.

13. Prior to commencement of any works on site, a method statement outlining how the demolition of the existing structures on site, including hours of work, means of removal of waste materials from the site and method of minimising dust and noise nuisance, shall be submitted to and approved in writing by the Local Planning Authority. The works to demolish all structures on site shall be carried out in accordance with the details so approved.

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REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in order to safeguard neighbouring residential amenity.

14. Within three months of the demolition of the building(s) on site a detailed scheme showing how the existing stone retaining wall and parapet to the brook is to be made good shall be submitted to and approved in writing by the Local Planning Authority. The walls shall be finished to the specification so approved.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenities of the area.

### 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.
4. This consent requires the construction, improvement or alteration of an access to a public highway. Under the Highways Act 1980 Section 184 the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore, before any access works can start, you must contact the Environment Directorate for further information by telephoning Area Surveyor East on 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

(Mr Hawley spoke in favour of the above application)

7. 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

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The Senior Planning Officer reported a further letter of objection.

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 22<sup>nd</sup> 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.

8. 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

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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.

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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.

9. 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

The Senior Planning Officer reported three further letters of objection.

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.

(Mr Turner spoke in favour of the above application) (Councillor Farnsworth was given permission to speak on the above application and presented a petition containing 141 signatures).

10. 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

GRANTED subject to the following condition(s):

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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.

11. 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

The Senior Planning Officer reported three additional letters of objection.

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:

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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.

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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.

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11. The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads prior to occupation of any of the dwellings.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided for the site before the development hereby permitted is occupied.

12. Prior to commencement of development, precise details of the proposed slab level(s) of the units and any appropriate road levels shall be submitted to and approved in writing by the Local Planning Authority with the works completed in accordance with the details so approved.

REASON: In the interests of visual amenity and safeguarding any adjacent residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

### NOTE(S):

1. This consent requires the construction, improvement or alteration of an access to a public highway. Under the Highways Act 1980 Section 184 the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore, before any access works can start, you must contact the Environment Directorate for further information by telephoning Area Surveyor East on 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

(Mr Wilcock spoke in favour of the above application. Mr Sharpe spoke against the above application).

12. 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

The Senior Planning Officer reported a further letter that had been received.

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:

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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 amended by drawing numbers 6371/03a block 1 elevations; 6371/07a block 2 front elevation; 6371/08 block 2 rear elevation and 6371/12a block 3 elevations received on 1 March 2010; and as amended by letter received on 26 February 2010 and drawing numbers 1/2500 location plan; 6371/01A planning layout, 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; 6371/09 block 2 side elevation; and 6371/10 block 2 side elevation.

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

## MINUTE NUMBERS 858 - 860

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.

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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.

10. The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estates Roads prior to occupation of any of the dwellings.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided for the site before the development hereby permitted is occupied.

11. Before the use of the site hereby permitted is brought into operation, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Details of which shall have first been submitted to and approved, in writing, by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

12. Prior to the commencement of development, precise details of the proposed slab level(s) of the units and any appropriate road and garden levels shall be submitted and approved, in writing, by the Local Planning Authority with the works completed in accordance with the details so approved.

### NOTE(S):

1. This consent requires the construction, improvement or alteration of an access to a public highway. Under the Highways Act 1980 Section 184 the County Council, as Highway Authority, must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore, before any access works can start, you must contact the Environment Directorate for further information by telephoning Area Surveyor East on 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

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

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

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

851 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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

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<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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
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

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<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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
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

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<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
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
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

## MINUTE NUMBERS 858 - 860

<b><u>Plan No:</u></b> 3/2010/0065/P	<b><u>Proposal:</u></b> Demolition of existing workshop	<b><u>Location:</u></b> Central Garage Manor Road, Whalley
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852 APPLICATIONS REFUSED

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

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
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 lettered signage is harmful to the character of the listed building because of the unsympathetic emphasis of these building elements in the architectural composition.
3/2009/1042/P (LBC)	Replacement signage scheme	The Coach & Horses Hotel Main Street Bolton-by-Bowland	The proposed front elevation first floor lettered signage is harmful to the
Cont/			

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont....			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 window frames	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 Cont/	Retrospective application to tank the basement and for the	30 Higher Road Longridge	The tanking has been potentially harmful to the

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<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont....	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		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

### 853 SECTION 106 APPLICATIONS

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

### 854 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

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855 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

856 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

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### APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2008/0674 & 0675 D	27.8.09	John Reilly Civil Engineering Ltd Proposed alterations to listed boundary wall including the creation of a new access point and track to serve stud farm The Stud Farm Woodfold Park Further Lane, Mellor	WR	Now to be determined under the written reps procedure	Site visit 16.2.10 AWAITING DECISION
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	

## MINUTE NUMBERS 858 - 860

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

## MINUTE NUMBERS 858 - 860

### 858 FUTURE JOBS FUND

The Director of Development Services submitted a report informing Committee of a new government funded initiative to generate jobs for those in greatest need so that they do not suffer the adverse effects of long term unemployment. He informed Committee that job descriptions were currently being drafted for three posts under the Pennine Lancashire contract that would be created by Ribble Valley Borough Council. It was envisaged that these posts would be created in the Community Services and Resources Departments and be primarily based on cemeteries, building management and information technology.

RESOLVED: That the report be noted.

### 859 RDPE PENNINE LANCASHIRE 2009-2013 UPDATE

The Director of Development Services submitted a report for Committee's information on the work of the rural development programme for England in Pennine Lancashire.

RESOLVED: That the report be noted.

### 860 RIBBLE VALLEY ECONOMIC STRATEGY 2009-2014 UPDATE

The Director of Development Services submitted a report informing Committee of progress on the actions in the Ribble Valley Economic Strategy. He outlined information with regard economic action plans, business groups, the local action group forum, partner engagement and business support and development, infrastructure and communications, image marketing and promotion and employment and skills.

RESOLVED: That the report be noted.

The meeting closed at 7.57pm.

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