

Minutes of Planning and Development Committee

Meeting Date: Thursday, 15 July 2010 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	B Hilton
R Croasdale	J S Sutcliffe
R J Elms	D Taylor
M Fielding	R Thompson
T Hill	J White

In attendance: Director of Development Services, Building and Development Control Manager, Forward Planning and Regeneration Manager, Legal Services Manager, Senior Planning Officer, Assistant Planning Officer (Forward Planning) and Senior Accountant.

Also in attendance: Councillors S Brunskill, J Hill, K Hind, S Hore and I Sayers.

181 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors C Punchard, J Rogerson and M Thomas.

182 MINUTES

The minutes of the meeting held on 17 June 2010 were approved as a correct record and signed by the Chairman.

183 DECLARATIONS OF INTEREST

Councillor R Thompson declared an interest in planning application 3/2010/0113 relating to land adjacent to Whalley Road, Sabden as he was a board member of Ribble Valley Homes.

184 PUBLIC PARTICIPATION

There was no public participation.

185 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

186 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0249/P (GRID REF: SD 367544 433876)
PROPOSED CONSTRUCTION OF A DETACHED BUNGALOW IN GARDEN AREA OF HILL TOP BUNGALOW AT HILL TOP BUNGALOW, COPSTER GREEN

WITHDRAWN from the Agenda by officers.

2. APPLICATION NO: 3/2010/0277/P (GRID REF: SD 382288 449266)
PROPOSED ONE AND TWO STOREY EXTENSIONS FOR CAFÉ AND OFFICE
BUILDING AND CREATION OF A BIN STORE 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.

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 HIN/12/02B.

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

3. No deliveries to the café/office building shall take place between the hours of 10pm and 8am.

REASON: In the interests of the amenities of the occupiers of the holiday lodges and the general amenities of the locality, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. Within two months of the date of this planning permission, details of a scheme of landscaping/screen planting in the vicinity of the existing car park, including wherever possible the retention of existing trees, shall be submitted for the written approval of the Local Planning Authority.

The approved landscaping/screen planting scheme shall be implemented in the first planting season following the first use of the extended café and office accommodation hereby permitted and shall be maintained thereafter for a period of not less than five years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

5. The use of the premises as a café/shop shall be restricted to the hours between 0800 and 2300 on any day.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan as the use of the premises outside these hours could prove harmful to the character of the area and in order to protect the amenities of nearby residential properties.

3. APPLICATION NO: 3/2010/0293/P (GRID REF: SD 368055 432877).
APPLICATION TO VARY CONDITION NO. 2 OF PLANNING CONSENT 3/2004/0251P, TO ALLOW THE SALON TO OPEN ON TUESDAYS FROM 8.30AM TO 7PM AND ON WEDNESDAYS FROM 8.30AM TO 8PM AT 1 CHURCH VIEW, LOVELY HALL LANE, SALESBURY

GRANTED subject to the following condition(s):

1. The use of the premises in accordance with this permission shall be restricted to the hours between 8.30am to 8.00pm on Monday, Wednesday and Thursday, 8.30am to 7.00pm on Tuesday, 8.30am to 5.30pm on Friday and Saturday and there shall be no operation on Sundays or bank holidays.

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

4. APPLICATION NO: 3/2010/0337/P (GRID REF: 370642, 433593SD)
PROPOSED SINGLE STOREY EXTENSIONS AND ROOF LIFT AT CLOUDS HILL, SNODWORTH ROAD, LANGHO, BLACKBURN, BB6 8DR.

The Building and Development Control Manager referred to an amended plan.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. This permission shall be implemented in accordance with the proposal as amended by the plans received on the 1 July 2010, Drawing No: 6007 Rev. B and 6008 Rev. B.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 22 April 2010.

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.

5. The permission shall relate to the development as shown on Plan Reference: 6007 Rev. B and 6008 Rev. B.

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

5. APPLICATION NO: 3/2010/0358/P (GRID REF: SD 382288 449266)
PROPOSED VARIATION OF CONDITION NO 2 OF PLANNING PERMISSION 3/2009/0483/P TO ALLOW THE OPENING HOURS TO BE CHANGED FROM 8AM – 8PM, TO 8AM – 11PM EVERY DAY AT HINDELINIS CAFÉ, RIBBLESDALE PARK, MILL LANE, GISBURN

GRANTED subject to the following condition(s):

1. The use of the premises as a café/shop shall be restricted to the hours between 0800 and 2300 on any day.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan as the use of the premises outside these hours could prove harmful to the character of the area, and in order to protect the amenities of nearby residential property.

6. APPLICATION NO: 3/2010/0366/P (GRID REF: SD 374120 440902)
PROPOSED ADDITIONAL JET WASH BAY AT PRIMROSE GARAGE, WHALLEY ROAD, CLITHEROE

The Building and Development Control Manager reported the Environment Agency had no objections and also referred to an additional letter of concern regarding noise and litter.

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 proposal as detailed on drawings M09-39-09, site layout scheme C; M09-39-12 elevations; D1c drainage arrangement and LEW/57/02b landscape scheme 2 amended.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. 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.

4. The use of the jet wash bays shall be restricted to the hours between 0800 and 2100 hours Monday to Saturday and 0800 and 1700 hours on Sundays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The use of these facilities outside these hours could prove injurious to the amenities of environmental residential properties.

7. APPLICATION NO: 3/2010/0382/P (GRID REF: SD 373794 438190)
PROPOSED REMOVAL OF CONDITION 13 WHICH STATES "UNLESS OTHERWISE AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY NO MORE THAN 25 OF THE MARKET DWELLINGS HEREBY PERMITTED SHALL BE COMPLETED UNTIL THE CONSTRUCTION OF THE ASPIRE CENTRE HAS COMMENCED OR UNTIL ONE OF THE PROPOSED PLOTS OF COMMERCIAL UNITS SHOWN AS 'C' ON SITE PLAN DRAWING 10506-300C HAS BEEN COMPLETED" AT BARROW BROOK, BARROW

GRANTED and condition 13 be removed.

Committee also resolved that:

Approval of this application should not be interpreted as representing a relaxation of Committee's general view that the wider Barrow Brook site is a valuable and crucial element of Ribble Valley's overall supply of employment land.

8. APPLICATION NO: 3/2010/0416/P (GRID REF: SD 364841 4311016)
PROPOSED TWO STOREY REAR EXTENSION AND SECOND FLOOR ACCOMMODATION IN ROOF SPACE TOGETHER WITH FRONT PORCH EXTENSION FOR BENEFIT OF DISABLED PERSON AT HEY MOO, ELSWICK FARM, MELLOR BROW

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. Precise specifications or samples of walling and roofing materials, rooflights 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 and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

3. 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, H2, H16, H17 and H18 (delete where appropriate) of the Ribble Valley Districtwide Local Plan.

4. This permission shall be implemented in accordance with the proposal as detailed on drawing 20:09:888:69.

REASON: For the avoidance of doubt.

NOTE:

1. The applicant is advised that natural blue slate is regarded as an appropriate roofing material.

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

9. APPLICATION NO: 3/2010/0430/P (GRID REF: SD 360189 437618)
PROPOSED CHANGE OF USE FROM TRAVEL AGENT TO CLASS A2
FINANCIAL AND PROFESSIONAL SERVICES AT 90 BERRY LANE,
LONGRIDGE, LANCASHIRE, PR3 3WH

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 use of the premises in accordance with this permission shall be restricted to the hours between 0800 and 1800 Monday to Saturday only, and there shall be no operation on Sundays or Bank Holidays.

REASON: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and in order to safeguard residential amenities.

(Councillor R Thompson declared an interest in the next item and left the meeting).

10. APPLICATION NO: 3/2010/0113/P (GRID REF: SD 377471 437245)
CONSTRUCTION OF 8 NO. AFFORDABLE, TWO-STORY TERRACED DWELLINGS IN TWO BLOCKS, EACH OF 4 NO. UNITS, INCLUDING EXTERNAL AND DRAINAGE WORKS (AMENDED RE-SUBMISSION) ON LAND ADJACENT TO WHALLEY ROAD, SABDEN

The Building and Development Control Manager referred to housing policy L5 no longer being a material consideration.

That Committee be minded to approve the application subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Development Services to negotiate the satisfactory completion of a Section 106 Agreement to deal with how the eight units proposed will be delivered as affordable housing units in the future.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. This permission shall be read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the affordable housing approved.

3. The permission shall relate to the development as shown on Plan Drawing No's 8056(0)03 Rev. F, 8056(0)04 Rev. F, 8056(0)06 Rev. B, 8056(0)20 Rev. D, 8056(0)23, 8056(0)24, 8056(0)25 Rev. A and 412A –12A.

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

4. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 19 May 2010, 16 June 2010 and 30 June 2010.

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

5. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (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 E 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 and H2 of the Ribble Valley Districtwide Local Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future additions, hard standings or fences as defined in Schedule 2 Part I Classes F, G and H and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

8. No works can begin until an up-to-date survey has been conducted, by a person the identity of whom has been previously agreed in writing by the Local Planning Authority Countryside Officer and Natural England, to investigate whether the development site is utilised by birds or other protected species. The results of the survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use is established, a mitigation scheme for the protection of the species/habitat shall be submitted to and agreed in writing by Natural England Local Planning Authority Countryside Officer before any work commences on the approved Development.

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

9. Prior to the commencement of any works on site (including the demolition of buildings), details of species/habitat protection and mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme submitted shall indicate the measures taken to safeguard protected species/habitats from soil excavations, gradients/changes in levels, removal of existing vegetation, construction of surfaces and structures, storage of materials/spoil and the insertion of the pile driven foundations.

REASON: In the interests of protecting nature and conservation issues in accordance with Policies G1, ENV1 and ENV7 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of any site works an Arboricultural Method Statement and Tree Protection Plan and Monitoring Procedure, including a time scale for site visits and remedial tree works, shall be supplied to and agreed in writing with the local planning authority.

Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey and the landscape proposals plan 412A-12A shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works, no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

A method statement for piling works within the root protection area of the Sycamore tree identified T21 in the Tree survey for Arboricultural Constraints Plan dated 3 October 2009 shall be submitted and agreed in writing by the planning department.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and considered to be of visual amenity, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV7 of the District Wide Local Plan. In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development.

11. Prior to the commencement of development, a conservation management plan for the retention and protection of the open ditch, swamp and wet woodland to the east of the site for the lifetime of the development (including the construction phase) shall be submitted to and approved in writing by the local planning authority. The plan shall include details of management and maintenance responsibilities and a timetable for implementation of any works and the development shall subsequently proceed in accordance with the approved plan.

REASON: To protect the open ditch, swamp and wet woodland habitat within the development site.

12. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese knotweed (fallopian japonica) on the site shall be submitted to and approved in writing by the local planning authority. Development shall proceed in accordance with the approved method statement.

REASON: To ensure that Japanese knotweed is eradicated from the site and prevent further spread.

13. The approved landscaping scheme indicated on the plan 'Landscape Proposals Rev. A' shall be implemented in the first planting season following occupation 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.

14. No development 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 first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording of any archaeological deposits associated with the site.

15. Prior to the commencement of built development, further details of the proposed bin storage areas and the access arrangements for such areas

shall be submitted to the Local Planning Authority and approved in writing. The bin storage areas shall be completed before occupation of the dwellings and thereafter maintained in perpetuity.

REASON: To ensure adequate bin storage and to comply with Policy G1 of the Districtwide Local Plan.

16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device.

The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Whalley Road to points measured a minimum of 40m in each direction along the nearer edge of the carriageway of Whalley Road, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the street junction or site access.

17. The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the example indicated on the plan drawing no. 8056(0)20 Rev. D and the vehicular turning space shall be laid out and be available for use before the dwellings are occupied.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. Vehicles reversing to and from the highway are a hazard to other road users.

18. 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 drawing no. 8056(0)20 Rev. D, before the use of the premises hereby permitted becomes operative.

REASON: To comply with Policies G1 and T7 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

19. No part of the development, hereby approved, shall be occupied until the approved scheme referred to in Conditions 15, 17 and 18 have been constructed and completed in accordance with the scheme details.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and in order that the traffic generated by the

development does not exacerbate unsatisfactory conditions in advance of the completion of the scheme.

INFORMATIVES

Sabden Brook adjoining the site is a designated 'Main River' and is 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 8 metres of the top of any bank/retaining wall of the watercourse without the 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 for consideration. The Environment Agency has a right of entry to Sabden 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 our access requirements and apply for Consent.

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the Environment Agency advocates their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal, which encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG)
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS, and is available on both the Environment Agency's website (www.environment-agency.gov.uk) and CIRIA's website (www.ciria.org.uk).

The Environment Agency also recommend that the developer considers the following methods:

- Water management in the development, including, dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

Removal of trees from the site should be undertaken outside of the breeding bird season (March – August inclusive), unless a breeding bird survey is undertaken immediately prior to removal by a suitably qualified ecologist. All wild birds, their

eggs and their nests are protected during the breeding season under the Wildlife & Countryside Act 1981 (as amended).

We support the recommendations of the Ecological Assessment produced by Bowland Ecology, to incorporate bird boxes and bat boxes into the development. There is evidence of a badger presence in the vicinity of the application site. It may be necessary to install badger-proof fencing prior to the development commencing.

(Mrs Grimshaw spoke in favour of the above application. Mr Howarth (Sabden Parish Council) spoke against the above application. Councillor Thompson returned to the meeting).

11. APPLICATION NO: 3/2010/0324/P (GRID REF: SD 374513 437388)
PROPOSED RETROSPECTIVE CHANGE OF USE OF TWO FIRST FLOOR ROOMS FROM RESIDENTIAL ACCOMMODATION TO A LICENSED AREA AT THE FREEMASONS ARMS, 8 VICARAGE FOLD, WISWELL

DEFERRED for further reconsultation.

(Mr White spoke in favour of the above application. Ms Robinson (Wiswell Parish Council) spoke against the above application).

12. APPLICATION NO: 3/2010/0378/P (GRID REF: SD 376544 443538)
PROPOSED AQUATICS BUILDING AT SHACKLETON'S GARDEN AND LIFESTYLE CENTRE, CLITHEROE ROAD, CHATBURN

That the application be DEFERRED and DELEGATED to the Director of Development Services in order that a Deed of Variation/Supplemental Agreement to the existing Section 106 Agreement can be drafted in order to substitute a plan defining areas for sales and the application thereafter be approved 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 detailed on drawings TRI-0559/01 REV0 proposed plans and elevations and TRI-0559/02 REV0 site block plan.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. This permission shall be read in conjunction with the Section 106 Agreement dated 3 August 2009 and Deed of Variation/Supplemental Agreement dated ... which restricts the extent of the retail use on site and ensures this building does not operate independently from the site's primary use as a garden centre.

REASON: For the avoidance of doubt as the site is the subject of a Section 106 Agreement.

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APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/1012/P	Steel framed building to house machinery, tractors, bailer's etc	Stydd Lodge Farm Stydd Lane, Ribchester
3/2009/1079/P	Retrospective application for the erection of raised decking to the rear of the property	50 Ribchester Road Wilpshire
3/2010/0199/P	Proposed bedroom extension and detached garage	1 Greenacres Read
3/2010/0279/P	Erection of porch and conversion of garage into living accommodation and build over the flat roof of the garage	3 Church Close Waddington
3/2010/0282/P	To create an earthed banked silage clamp. Floor will be concreted and sides of clamp will be clay lined and exterior of banks will be grass seeded	Lower Alston Farm Riverside Ribchester
3/2010/0292/P	Proposed two-storey side extension	12 Kemple View Clitheroe
3/2010/0304/P	Extension to existing service station (Resubmission of planning application 3/2009/1043/P)	Pennine Garage Longsight Road Osbaldeston
3/2010/0311/P	Rear extension	23 Richmond Terrace Clitheroe
3/2010/0315/P	Provide a septic tank (bio disc) at the former	Bobbin Mill Longridge Road Hurst Green
3/2010/0316/P	Install a drop kerb	3 Edisford Road Clitheroe
3/2010/0319/P	Single storey side extension with basement	Higher Greaves Barn Holden Lane Bolton-by-Bowland
3/2010/0325/P	Renewal of planning permission 3/2005/0155/P for the demolition of the existing dwelling and the erection of a new dwelling and garage	Seven Acre Cottage Forty Acre Lane Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0328/P	Erection of canopy to the rear of the property for use by nursery school	St Peter & St Paul's Parish Centre Stydd Lane Ribchester
3/2010/0329/P (LBC)	Replacement of two first floor windows on the front elevation with new windows of the same style but double-glazed	33 Windy Street Chipping
3/2010/0330/P	Renewal of planning permission 3/2007/0248/P for proposed conversion of The Old Coach House into 3No self contained holiday lets, including associated internal and external works and installation of new sewage plant and soakaway to serve the cottage	Worston House and The Old Coach House at The Old Coach House, Worston House Worston
3/2010/0331/P	Proposed single storey summerhouse in the rear garden	50A Durham Road Wilpshire
3/2010/0343/P	Proposed turning area and re-surfacing existing access track	Baines Farm Pinfold Lane, Longridge
3/2010/0347/P	Erection of a detached granny annex (resubmission)	Dean Slack Head Smalden Lane Grindleton
3/2010/0350/P	Proposed extension to the existing garage, new porch and removal of the existing roof and raising the ridge by approx. 1.2m	19 Church Close Waddington
3/2010/0351/P	Demolish part of existing rear extension and extend with creation of pitched roof	101 Taylor Street Clitheroe
3/2010/0354/P	Timber decking and landscaping at rear of house	1 Durham Road Wilpshire
3/2010/0355/P	Proposed two-storey side extension and single storey rear extension. Resubmission	56 Redwood Drive Longridge
3/2010/0356/P	Installation of new replacement timber external doors and frames to replace existing on the front entrance and kitchen doorways	Ellerbeck Hall Woodhouse Lane Slaidburn
3/2010/0359/P	Proposed utility/shower room extension to the side with a car port combined with a porch to the front elevation	18 The Crescent Clitheroe
3/2010/0360/P	Single storey porch to the front of the property	52A Durham Road Wilpshire

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0361/P	Proposed demolition of the exiting lean-to extension and replacement with a new larger lean-to on the same elevation	Dairy Barn Farm Green Lane, Chipping
3/2010/0365/P	Creation of multi-surface children's play area including specialised play equipment, sun canopy and landscaping enclosed within a 1.2m high timber fence	Barrow Primary School Old Row Barrow
3/2010/0370/P	Four canopy fascia signs, three shop fascia signs, four pump light boxes, one totem sign and three poster boxes	Primrose Garage Whalley Road Clitheroe
3/2010/0391/P	Proposed two-storey side extension including a garage	22 Crow Trees Brow Chatburn
3/2010/0427/P	Ground floor rear extension and first floor extension	14 Windsor Close Read
3/2010/0438/P	Application for non-material amendment – removal of external timber shutters, replace approved patio door and patio area with two roof lights on side elevation. Change window profile and layout within the approved openings. Revise garage elevation and scale	Stone House Barn Blackburn Road Ribchester
3/2010/0448/P	Application for the discharge of condition no. 2 (relating to materials) of planning consent 3/2007/0406/P	15 Kirklands Chipping

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0266/P	Two storey extension incorporating dormer windows to north and south elevations	15 Hillcrest Road Langho	G1, H10, SPG: Extensions and Alterations to Dwellings – overlarge extensions to the detriment of visual amenity to the street scene and resulting in an overbearing and oppressive nature of development for adjacent residential amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0308/P	Two storey side extension involving the demolition of the rear garage	4 Stirling Close Clitheroe	Contrary to G1, H10 and the adopted SPG "Extensions and Alterations to Dwellings", an incongruous addition to the property to the visual detriment of the streetscene.
3/2010/0309/P	Two storey side extension involving the demolition of the rear garage	6 Stirling Close Clitheroe	Contrary to G1, H10 and the adopted SPG "Extensions and Alterations to Dwellings", an incongruous addition to the property to the visual detriment of the streetscene.
3/2010/0312/P	Conversion of existing bungalow into a two storey dwelling with an extension to the rear over the existing sun room, change the flat roof garage into a pitched roof utility room and study at	22 Moorfield Road Whalley	Policies G1, H10 and SPG Extension and Alterations to Dwellings – Detriment to the appearance of the street scene, loss of privacy to a neighbouring property, and overbearing effect on the neighbouring property.
3/2010/0314/P	Conversion of barn to dwelling	Rakefoot Farm Thornley Road Chaigley	G1, ENV1, H12, H16 and H17 – Design unsympathetic to original form and character of the building and creation of extensive curtilage to the detriment of the visual amenities of the AONB.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0322/P	Proposed two-storey extension to rear and single storey extension to side	26 Limefield Ave Whalley	G1, H10, and SPG "Extensions and Alterations to Dwellings" – Loss of light and overbearing impact to the detriment of neighbouring residential amenity.
3/2010/0323/P	Installation of photo voltaic roof panels	The Barn Turner Fold Read	Policies G1 and H17 – Detrimental effects upon the appearance and character of this converted traditional agricultural building.
3/2010/0370/P	Four canopy fascia signs, three shop fascia signs, four pump light boxes, one totem sign and three poster boxes	Primrose Garage Whalley Road Clitheroe	Poster box sign to south of totem sign – detriment to visual amenity, therefore contrary to Policy G1.
3/2010/0345/P	One fascia panel and one projecting sign (both externally illuminated) and four non-illuminated pole banner signs	The Eagle at Barrow Clitheroe Road Barrow	G1 – Detrimental to amenity.
3/2010/0404/P	Resubmission of approved scheme ref 3/2009/0753/P for change of use of barn to dwelling and erection of garage	Moor Barn Clitheroe Road Knowle Green	G1, ENV3, H17 – design unsympathetic to original character of building to detriment of visual amenities of area.

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SECTION 106 APPLICATIONS

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

190 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0318/P	Application for a Lawful Development Certificate for an existing use in breach of condition, this being that the whole of the property is being used as a private dwelling without complying with the occupancy condition	Orchard Cottage Lower Gill Tosside
3/2010/0332/P	Application for a Lawful Development Certificate for the existing use of adjacent land as a domestic garden	Kemple Barn Whalley Road Clitheroe

191 REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0399/P	Application for a Lawful Development Certificate for replacement of the existing timber garage and link porch	4 Chester Brook Ribchester

192 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>
3/2009/1017 D	6.4.10	Mr Andrew Atkinson Proposed erection of an 11kw wind turbine on land approx. 440m NE of the farm buildings Readwood Stables Back Lane Read	WR	—	Site visit 1.7.10 AWAITING DECISION
3/2009/0752 D	19.4.10	Mr & Mrs D Bowden Detached two storey house and parking in garden area to the rear of Wellsprings House Woodlands Drive Whalley	WR	—	Site visit 6.7.10 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>
3/2010/0027 D	28.4.10	Mr & Mrs Baines Proposed two storey rear extension 2 Cowper Place Sawley	Householder appeal	—	APPEAL DISMISSED 23.6.10
3/2009/1019 D	6.5.10	Mr Sam Holden Proposed two-storey extension to dwelling to create additional bedroom, bathroom, dining/kitchen and store, also proposed resurfacing of drive for two car spaces. Materials to match existing 3 Nightingale Close Whalley	Householder appeal	—	APPEAL DISMISSED 23.6.10

193 **PROPOSED CONSULTATION ON EXTENSION TO KIRK MILL CONSERVATION AREA**

The Director of Development Services submitted a report seeking Committee's agreement to public consultation on proposed extensions to Kirk Mill Conservation Area, Chipping. The Borough Council's Conservation Officer had examined suggestions for conservation area boundary revision and extension. The report outlined these in some detail. The recent designation of part of this area was done without full appraisal or consultation and public interest and support for this measure had generated suggestions for the inclusion of additional buildings and the discreet but intrinsically important archaeological features of the water powered mills catchment area.

RESOLVED: That Committee authorise the Director of Development Services to undertake a one month public consultation on the proposed extension of Kirk Mill Conservation Area.

194 **MINERALS AND WASTE SITE ALLOCATIONS FURTHER CONSULTATION ON ADDITIONAL SITES**

The Director of Development Services submitted a report informing Committee of the response made by the Director of Development Services on behalf of the Council to a consultation by Lancashire County Council concerning potential sites for future waste facilities within the borough. The consultation identified land within Salthill Industrial Estate for a possible facility with an apparently similar role to the possible Pendle Trading Estate site. A formal response had been made reiterating the previous concerns of the Council's formal response made in February.

RESOLVED: That Committee endorse the response made by the Director of Development Services on behalf of the Council expressing the concerns as outlined in the report.

195 CORE STRATEGY

The Director of Development Services submitted a report asking Committee to agree to the regulation 25 stage core strategy consultation. He informed Committee that this consultation is the first stage of the amended document production process, with the aim of highlighting which of three potential development strategy options or an alternative strategy should be taken forward to the next stage of the process as the chosen development strategy. He highlighted that the recent change in government had implications on the current approach to planning policy formulation with the abolition of the regional strategy which had formed part of the development plan. However, the approach taken was to continue making progress, taking into account the existing regional evidence base.

Councillor Hind was given permission to speak on this item and asked Committee if they would consider deferring the consultation of this document until the Decentralisation and Localism Bill had been approved as an Act. He reminded Committee that there would be reforms to the role of local authorities and changes to planning law and suggested that the length of the consultation period may well be overtaken by the new Act.

Councillor J Hill was given permission to speak on this item and supported a deferment of this issue and asked Committee to consider the social impact of the strategy on people's lives by creating immense anxiety and non-statutory blight.

The Chairman informed Committee that the guidance received from the Secretary of State for communities and local government was that although regional strategies had been revoked, that preparation of LDF documents should continue along with provision of a five year land supply and as such, he felt this stage of the Core Strategy should be released for consultation and that local views should be tested.

It was felt that the process should be started and that the people of Ribble Valley should be involved but that the document should have some amendments made to it to simplify the language and make it more understandable. It was felt that it should also include a glossary and that an understandable leaflet should also be produced to draw members of the public's attention to the Core Strategy.

RESOLVED: That Committee

1. agree the consultation document be published for a statutory six week consultation, the outcome of which be reported back to Committee;
2. authorise the Director of Development Services to prepare the necessary material for the consultation and to undertake amendments for technical accuracy as well as producing a summary document;

3. note the intention at the next Committee meeting to consider proposed development management policies for inclusion in the consultation Core Strategy document; and
4. ask the Director of Development Services to provide further information on the programme of consultation with Members, Parish Councils etc.

196 CAPITAL OUTTURN 2009/2010

The Director of Resources submitted a report informing Committee of the final outturn on the capital programme for 2009/2010 for this committee.

RESOLVED: That the report be noted.

197 REVENUE OUTTURN 2009/2010

The Director of Resources submitted a report informing committee of the actual position on the revenue budget year ended 31 March 2010 for this Committee. The report highlighted the main variations with the budget holders comments included.

RESOLVED: That the report be noted.

198 REVENUE MONITORING 2010/2011

The Director of Resources submitted a report informing Committee of the position for the first three months of this year's revenue budget as far as this Committee was concerned. This highlighted the variations between budget and actuals and included budget holders comments.

RESOLVED: That the report be noted.

199 RDPE PENNINE LANCASHIRE 2009 TO 2013 UPDATE

The Director of Development Services submitted a report informing Committee on the work and progress of the Rural Development Programme for England in Pennine Lancashire.

RESOLVED: That the report be noted.

200 APPEALS

- a) 3/2009/0718/P – Site at former De Tabley Arms, Ribchester Road, Clayton-le-Dale – Appeal withdrawn and file closed.
- b) 3/2009/1019/P – Two storey side extension to dwelling to create additional bedroom and large house bathroom, dining/kitchen and store, resurfacing of the drive for two car spaces at 3 Nightingale Close, Calderstones Park, Whalley – Appeal dismissed.

- c) 3/2010/0027/P – Two-storey rear extension at 2 Cowper Place, Sawley – Appeal dismissed.

The meeting closed at 8.40pm.

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