

Minutes of Planning and Development Committee

Meeting Date: Thursday, 3 February 2011 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

R Adamson	J S Sutcliffe
D Berryman	D Taylor
T Hill	M Thomas
B Hilton	R Thompson
J Holgate	J White
J Rogerson	

In attendance: Director of Resources, Head of Legal and Democratic Services, Head of Regeneration and Housing and Senior Planning Officer.

650 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors R Elms and C Punchard.

651 MINUTES

The minutes of the meeting held on 13 January 2011 were approved as a correct record and signed by the Chairman.

Councillor White asked if there had been any progress made with regard to Minute 582 Proposed Development on Whittingham Lane, Preston. The Chairman informed him that a meeting was to be arranged which would include the members from Longridge.

652 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning application 3/2010/0660 in relation to Higgs Hall Farm, Ramsgreave.

653 PUBLIC PARTICIPATION

There was no public participation.

654 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

655 PLANNING APPLICATIONS

APPLICATION NO: 3/2010/0574/P (GRID REF: SD 371023 433712)
PROPOSED REPLACEMENT DWELLING AT RIBBLE VIEW, YORK LANE,
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 be implemented in accordance with the proposal as detailed on drawings DUN/02dwg04 Proposed Plans and Elevations and DUN/02dwg05 Site Sections and Landscaping.

REASON: For the avoidance of doubt to clarify which 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway in the western elevation without the formal written permission of the Local Planning Authority.

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

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

REASON: In the interests of the amenity of the area in accordance with Policies G1 and H14 of the Ribble Valley Districtwide Local Plan.6

6. 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.

(Mr Kinder spoke in favour of the above application)

Councillor Rogerson declared an interest in the next item and left the meeting.

APPLICATION NO: 3/2010/0660/P (GRID REF: SD 367278 432044)
PROPOSED 20000 ENRICHED HEN BUILDING AT HAGGS HALL FARM,
HAGGS HALL FIELDS, RAMSGREAVE

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 numbers 10E135E/03 and 10E135SREVB/02.

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

(Councillor Rogerson returned to the meeting).

APPLICATION NO: 3/2010/0770 (GRID REF: SD 374347, 441704)
PROPOSED CHANGE OF USE FROM CLASS A1 TO CLASS A3 AT GROUND
FLOOR LEVEL AT 5 MOOR LANE, 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 use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 on Mondays to Friday, 08:00 to 18:00 on Saturdays, and 1000 to 1600 on Sundays and Bank Holidays.

REASON: To comply with Policies G1 and S3 of the Ribble Valley Districtwide Local Plan. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

3. The permission shall relate to the proposed uses of the ground floor accommodation as shown on drawing number 2010/48/1A.

REASON: For the avoidance of doubt and to comply with the agent's e-mail dated 9 December 2010, to ensure that the development is carried out in accordance with the submitted plans.

4. No flues or extraction equipment shall be attached to the exterior of the building or erected or placed within its curtilage without planning permission first being obtained from the Local Planning Authority.

REASON: In the interests of visual and residential amenities, to comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

5. This permission shall be implemented in accordance with the proposal as amended by the plan received on the 02 December 2010.

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

6. The premises shall only serve cold food or food prepared/cooked off site and reheated immediately before sale.

REASON: For the avoidance of doubt and to comply with the agent's e-mail dated 20 December 2010, due to there being no extraction equipment at the premises.

APPLICATION NO: 3/2011/0014/P (CAC) & 3/2011/0015/P (FULL CONSENT)
(GRID REF: SD 373391 436156)
PROPOSED DEMOLITION OF FORMER NURSERY AND ERECTION OF A
NEW RETAIL AND OFFICE BUILDING WITH CAR PARKING. RESUBMISSION
AT 7 ACCRINGTON ROAD, WHALLEY

The Senior Planning Officer reported that the Parish Council have objections to this application.

The Lancashire County Council's Highways has no objections in principle on highway safety.

United Utilities have no objections.

Ribble Valley Borough Council's Countryside Officer had no objections.

There had been one neighbour objection outlining seven points.

DEFERRED the following reason(s):

RECOMMENDATION 1: That Planning Permission be deferred to give an opportunity for further discussions between officers and the applicant on the points raised in Committee.

RECOMMENDATION 2: That Planning Permission be deferred to give an opportunity for further discussions between officers and the applicant on the points raised in Committee.

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

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

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APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0731/P	Proposed loft conversion with dormer windows to front and rear	49 St Marys Drive, Langho
3/2010/0752/P	Erection of a new garage and stores at basement level and a new conservatory over	153 Pasturelands Drive Billington
3/2010/0772/P	Substitution of house type to include single storey extension to rear of property for use as a dining room	2 Eden Gardens off Cherry Drive Brockhall Village
3/2010/0776/P	Proposed single storey rear extension	21 Larkhill Cottages Old Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0787/P	Change of use of Rectory Croft to create and extension to Churchyard for St Ambrose Parish Church giving an additional 500 grave spaces, with access through the present Churchyard	St Ambrose Churchyard Sawley Road Grindleton
3/2010/0793/P (LBC)	Retrospective application to render the quoins over on the east side, to make watertight	Edisford Hall Farmhouse Edisford Bridge Clitheroe
3/2010/0797/P	Proposed single storey rear extension and chimney stack to side elevation of main property	81 Padiham Road Sabden
3/2010/0811/P (CDA)	Replacement panel to the existing post sign	Stirk House Hotel Gisburn Road, Gisburn
3/2010/0849/P	Two storey extension to the rear with single storey utility and alterations to existing first floor room	25 Clitheroe Road Whalley
3/2010/0876/P	Retrospective application for wrought iron handrailing to an existing flat roof to include obscure glazed screen (north). Re-submission	8 Longridge Road Hurst Green
3/2010/0880/P	Greenhouse	Denisfield House Rimington Lane Rimington
3/2010/0899/P	Proposed two-storey side extension and a rear garden room	52 Hawthorne Place Clitheroe
3/2010/0908/P	Proposed installation of a new shop front	34 Castle Street, Clitheroe
3/2010/0909/P	One non-illuminated fascia sign	34 Castle Street, Clitheroe
3/2010/0913/P	Application for the discharge of condition 2 (materials) of planning consent 3/2006/0026/P	12 Stoneygate Lane Knowle Green
3/2010/0916/P	Proposed change of use from car showroom to class A1 retail use with alterations to the front elevation to create two new shop windows. Erection of gates to entrance	Perry's Car Sales Waterloo Road Clitheroe
3/2010/0918/P	Renewal of planning consent 3/2007/0575/P for the demolition of existing garages and construction of 3 affordable dwellings at land adjacent	28 Kirkmoor Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0924/P	Construction of an agricultural building to provide animal housing and extension of existing track	Fell View Barn Baygate Bolton-by-Bowland
3/2010/0938/P	Proposed rear extension (Resubmission of 3/2010/0714P	20 Masefield Close Brockhall Village Old Langho
3/2010/0939/P	Roof and walls over existing silage clamp	Lime House Farm Whalley Road, Clitheroe
3/2010/0940/P	Discharge of conditions 1. Time; 2. Amended drawings; 3.Landscaping details; 4. Materials; 5. Rainwater goods and fittings; of planning consent 3/2009/0885/P	Land adjacent to Station Hotel Station Road Clitheroe
3/2010/0943/P	Two-storey rear extension to existing shop and flat. Re-submission of planning permission 3/2010/0386/P	83 Berry Lane Longridge
3/2010/0947/P	Demolition of existing garage and erection of porch and detached garage	Broad Lea Ribchester Road Clayton-le-Dale
3/2010/0949/P	Retention of fishing hut/refuge adjacent	Hodder Bridge, Chaigley
3/2010/0950/P	Application for the discharge of condition 3 (walling and roofing materials) of planning consent 3/2009/1071/P	Shawbridge Mill Shawbridge Street Clitheroe
3/2010/0955/P	Reserved Matters application for a proposed dwelling following granting of Outline Planning Permission Ref. No. 3/2010/0335/P	Land adj to 3 Fleet Street Longridge
3/2010/0958/P	Application for the discharge of condition no. 3 (timber samples and colour) and condition no. 4 (steel sample) of planning consent 3/2010/0587	Waddow Hall Waddington Road Clitheroe
3/2010/0968/P	Demolition of detached garage and store to south of property and re-use of materials to be used for an extension to the existing garage and workshop	Mossgate Knowle Green
3/2010/0981/P	Proposed replacement garage including extension (to garage) to form sun-room	47 West View Waddington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0987/P	Proposed alterations and extension of existing single storey rear outrigger to provide a dining/kitchen	15 Brungerley Avenue Clitheroe
3/2010/0993/P	Renewal of planning consent 3/2007/1028 for a rear conservatory	2 Dovedale Gardens Lower Lane, Longridge
3/2010/1022/P	Conversion of barn to dwelling, erection of garage and creation of driveway and garden (Resubmission)	Rakefoot Farm Thornley Road Chaigley

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0819/P	Proposed single storey extension to the dining room to the north elevation	Waddington Old Mill Mill Lane Waddington	Policies G1, ENV1 and H10 – detrimental effects upon the appearance and character of the property itself and also upon the Area of Outstanding Natural Beauty.
3/2010/0926/P	Proposed two-storey side extension	Happy Cottage Lovely Hall Lane Copster Green	G1, H10, SPG – Incongruous development to the visual detriment of the original property, and the street scene.
3/2010/0941/P	Proposed Orangery to replace the existing conservatory on the side of the dwelling at	Bridge House 2 King Street Whalley	G1, H10, ENV16 - Incongruous development to the visual detriment of the property and the visual amenity of Whalley Conservation Area.

658 SECTION 106 APPLICATIONS

Plan No: **Proposal/Location:** **Progress:**
 None

659 APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

Plan No: **Proposal:** **Location:**
 3/2010/0954/P Construction of access track and erection of a motor-controlled kiosk and a pressure relief column Field SW of Catlow Terrace Barrow

660 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>
3/2010/0474 D	1.9.10	Mrs K Hughes Proposed internal partition, new internal opening and false ceiling (Listed Building Consent) 35 King Street, Whalley	WR	—	APPEAL DISMISSED 16.12.10
3/2010/0691 D	3.11.10	Mr David Lawson Proposed two-storey side extension and dormer window to rear elevation 7 Hillside Drive West Bradford	Householder Appeal	-	APPEAL DISMISSED 23.12.10
3/2010/0233 D	17.11.10	Mr D M Clegg Proposed detached house in garden area to side of Manor House (Resubmission of 3/2009/0449/P) Manor House Copster Green	WR	—	Awaiting site visit
3/2010/0609 D	30.11.10	Mrs Nicola Gerrard-Russell Proposed extension above existing garage conversion incorporating a master suite and stairs to the loft conversion that will extend the width of the extension and the existing house 14 St. Chad's Avenue Chatburn	WR	—	Awaiting site visit

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REVISED CAPITAL PROGRAMME 2010/11 AND PROPOSED PROGRAMME 2011/16

The Director of Resources submitted a report to approve the revised programme for the current year and also the future five year capital programme for this Committee. With regard to the original programme for 2010/11 she informed Committee that initially there had been no capital schemes. However, during the financial year it had been agreed that £25,000 be contributed to support Phase 1 of the Barrow Business Park Project. This scheme had been financed from funding through Regenerate Pennine Lancashire and had now been received in full. With regard to the draft programme for 2011/16 the Director of Resources informed Committee that officers had been asked to submit any new schemes for consideration. The additional schemes were submitted to Committee in detail and how this would link with the Council's ambitions. There was only one new scheme put forward for this Committee and this was for the second stage of feasibility work for the Clitheroe Market Area Redevelopment. She reminded Committee that this was a possible programme at this stage which would require further consideration by the Budget Working Group and by Policy and Finance Committee who would want to make sure that both the capital and revenue costs were affordable to the Council. Committee considered the additional proposed scheme and felt that it was reasonable to add at this stage in the budget process.

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REVISED REVENUE BUDGET 2010/11 AND ORIGINAL ESTIMATE 2011/12

The Director of Resources submitted a report asking Committee to agree a revised revenue budget for 2010/11 together with a draft revenue budget for 2011/12 for submission to Policy and Finance Committee subject to the consideration of savings by the Budget Working Group. She reminded Committee of the provisional grant settlement received for the next financial year and what this would mean for the Council in that there was a need to identify substantial savings in the base budget. The report detailed the revised revenue budget for 2010/11 which was £69,380 higher than the original estimate. The report also gave details of the movements in expenditure and income with the main reasons highlighted. With regard to the 2011/12 draft revenue budget the Director of Resources informed Committee that following the grant settlement the overall amount of savings needed for 2011/12 was £660,000 and for 2012/13 over £1m. She also highlighted that other potential problems would have a significant impact on the budget. These included the effect of the economic downturn on service income levels, the level of investment income received, future public sector funding and pension fund contributions. She informed Committee that the estimates had been prepared on the current levels of service and included provision for price increases of 3% and pay increases in line with Government pay policy for public sector workers. In view of the amount of savings needed the budget requiring approval for 2011/12 represented the draft base budget for this Committee and did not account for any service or structure changes that had been identified to date. All savings would be put forward and considered by the Budget Working Group in order for the Council to reach an affordable and achievable budget for 2011/12. The Director of Resources did, however, point out that due to following the restructuring of senior management there had been a reduction in the number of departments and as a result all

costs associated with the Development Department had been transferred to other departments. Committee considered the base budget as outlined in the report for each service heading and asked questions relating to these. The Director of Resources highlighted where there was significant changes with regard to either increased costs or considerable savings/income.

RESOLVED: That Committee

1. approve the revised budget for 2010/11; and
2. approve the revenue budget for 2011/12 for submission to the next Policy and Finance Committee subject to the consideration of savings for 2011/12 by the Budget Working Group.

663 MINERALS AND WASTE DEVELOPMENT FRAMEWORK - CONSULTATION ON SUBMISSION VERSION OF THE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DPD

The Director of Development Services submitted a report informing the Council of a consultation by Lancashire County Council and associated authorities concerning the potential Future Minerals Consultation Policy and sites for future waste facilities within the Borough. He highlighted the areas of main concern for the Ribble Valley which included minerals and peat safeguarding areas and potential waste related issues at the Salthill Built Waste Management facility.

RESOLVED: That

1. Committee instruct the Director of Development Services to advise the joint authorities of the views expressed in the report and to emphasise the concerns regarding possible hazardous waste and impact of safeguarding areas to protect the Council's position through submitting a formal representation as part of the statutory process; and
2. the Director of Development Services keep this Committee informed as appropriate.

664 APPEALS

- (a) 3/2010/0474/P – proposed internal partition, new internal opening and false ceiling at 35 King Street, Whalley. Appeal dismissed.
- (b) 3/2010/0691/P – proposed two storey side extension and a dormer window to rear elevation at 7 Hillside Drive, West Bradford. Appeal dismissed.

The meeting closed at 8.15pm.

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