

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 24 FEBRUARY 2011
 title: PLANNING APPLICATIONS
 submitted by: DIRECTOR OF DEVELOPMENT SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2010/0721/P (GRID REF: SD 360184 437578)
 CHANGE OF USE FROM AN EXISTING DWELLING TO A SINGLE RETAIL UNIT. SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO SHOP FRONT AT 91 BERRY LANE, LONGRIDGE

PARISH COUNCIL: No objection.

COUNTY SURVEYOR: No objection to the application on highway safety grounds.

ENVIRONMENTAL HEALTH (RVBC): No objection to the application.

ADDITIONAL REPRESENTATIONS: One letter of objection has been received from a neighbouring resident who wishes to raise the following:

- No party wall notice has been given or permission sought.
- No access will be allowed to the rear.

Proposal

The application seeks to convert the existing residential dwelling to a retail shop at ground floor with staffroom/store and bathroom at first floor. External works to the property are to include the insertion of a new shop front and a single storey lean-to rear extension measuring 4.5m x 1.8m x 3.3m in height.

Site Location

The property is located towards the western end of Berry Lane, closest to the junction of Derby Road within the main shopping frontage of Longridge and the designated Conservation Area.

Relevant History

3/2003/0612/P – Change of use from residential use, internal alterations, two storey rear extension and new shop front – Approved with Conditions 2 September 2003.

Relevant Policies

Policy G1 – Development Control
 Policy ENV16 – Development within Conservation Areas
 Policy S4 – Shopping Policies – Longridge and Whalley

Environmental, AONB, Human Rights and Other Issues

The main issues in considering this application relate to the impact upon nearby residential amenity, whether a commercial property is appropriate in this location, the visual impact of the development upon the Conservation Area and highway safety.

With regards to the latter the County Surveyor has confirmed that he has no objection to the application. The proposed shop front is of a traditional style, similar in character to that of other commercial properties on Berry Lane and as such would have minimal visual impact upon the character and appearance of Longridge Conservation Area.

Turning to the principle of the conversion of a residential property to a retail use a precedent has already been set by virtue of the approved scheme for conversion in 2003. Notwithstanding this, as the premises are closely related to existing shopping facilities the proposal is considered to be in compliance with Policy S4 of the Ribble Valley Districtwide Local Plan.

There is no right of access to the rear of the premises, as the land is owned by the adjacent property. The owner of the adjacent premises has raised concerns with regards to the prospective owners accessing and using their land. Initial plans that were submitted included a door to the rear of the proposed single storey lean-to extension, which would open out onto land to the rear. To address the above concern this aspect of the scheme has been removed to ensure that there is no opportunity for the owners of the premises to access the rear.

Consultation with a building inspector at the Council has confirmed that the loss of a rear access at ground floor level does not contravene with Building Regulations as the size of the premises allows a quick exit from the door to the front elevation.

In addition, Environmental Health has confirmed that there is no official requirement to provide external bin storage at the premises if it is to be used for retail purposes only, as waste can be stored at first floor level and brought outside for collection when necessary.

Concern with regards to the party wall is a civil matter and not classed as a material consideration in the determination of this application.

I therefore consider that the change of use of the premises for retail use is appropriate in the locality, will have minimal impact upon the amenity of neighbouring residents and highway safety and the design of the shop front will not detract from the overall character and appearance of Longridge Conservation Area and thus recommend approval of the application accordingly.

SUMMARY OF REASONS FOR APPROVAL

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

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

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

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

2. This permission shall relate to the amended plan received on the 27 January 2011 – drawing no. 1334 02 Rev B in relation to the removal of a door to the single storey rear extension.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 1800 Monday to Sunday and 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 neighbouring residential amenity.

4. The premises shall not be used for any other purpose other than as a retail shop within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (As amended).

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0917/P (GRID REF: SD 375006 441975)
SUBMISSION OF PROPOSED INDUSTRIAL BUILDING REFERENCE 3/2009/0162/P
(RETROSPECTIVE) AT UP BROOKS MILL, TAYLOR STREET, CLITHEROE

TOWN COUNCIL: Objection as the development is in close proximity to residential property.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No objections on highway safety grounds.

ADDITIONAL
REPRESENTATIONS: Letters have been received from the owners of two nearby dwellings who express objections to the application on the following grounds:

1. The building was approved at 5m high, the new plans state it is 6.5m high but it appears to be at least 10m high at its highest point. Developers should not obtain permission for a building at a specified height, build it higher and then apply retrospectively for the higher building.
2. Noise nuisance. Residents have had to complain on a number of occasions about noise since the applicant

acquired the site whereas they never had cause to complain about the previous owner. One of the incidents involved the use of a generator at 1am.

3. Nuisance of fumes/pollution.
4. Harm to children's health by noise pollution, loss of light to their play area and loss of a scenic view.
5. The building would be close to the stream and could exacerbate existing flooding problems.
6. Harm to trees on the site boundary that are covered by a Tree Preservation Order.
7. No hours of operation are stated in the application, hence fears about noise nuisance during the night.
8. The applicants state that jobs will be created. Less people, however, are now employed at the site than was the case with the previous owners.
9. The applicants have already shown a lack of consideration to their neighbours.

Proposal

In order to put this current application into context, it is considered appropriate to first describe in detail consideration of two previous applications relating to this site.

Previous application 3/2008/0939/P sought permission for an industrial building with a maximum length of 46.5m, a width of 12.5m, an eaves height of 5.5m and a ridge height of 7.2m. The external materials were to comprise profiled sheeting to the walls and roof in a colour that was still to be agreed with the Local Planning Authority but generally to match the existing adjacent buildings. The building was to be sited close to the southern boundary of the site which adjoins the side and rear gardens of residential properties at Highmoor Park.

A number of trees within the application site and adjoining that southern site boundary form Group G2 of the North of Pendle Road, Clitheroe TPO No 8 1982. The existence of these protected trees was not acknowledged in the forms and plans for application 3/2008/0939/P. That previous application was refused for the following reasons:

1. The proposed building due to its height, length and its proposed industrial use would be seriously detrimental to the amenities of the occupiers of residential properties immediately adjoining the site in the form of noise nuisance, loss of light and a general oppressive/overbearing effect, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.
2. The proposal would be seriously detrimental to the health of trees that form Group G2 of the North of Pendle Road TPO No 8 1982. As such, the proposal would be detrimental to the visual amenities of the locality and contrary to Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

In a resubmitted application (3/2009/0162/P) the applicants sought to address the reasons for refusal of the original application. The protected trees were indicated on the submitted plans and the building was shown to be sited 3m away from the southern boundary of the site.

In application 3/2009/0162/P, the footprint and the eaves height of the building remained the same as in the previous application. By using a shallower roof pitch, however, the ridge height had been reduced from 7.16m to 6.31m. It was also then proposed to lower the existing ground level by 1m. In relation to the ground level of the adjoining houses, therefore, the eaves height was to be 1m lower than previously proposed and the ridge height approximately 1.8m lower. The eaves were to be less than 4m above the neighbour's ground level and the ridge would have been less than 5m above that level.

Since the previous refusal, conifers had also been planted to infill gaps in the existing trees on the southern boundary of the site.

In the light of the more accurate plans submitted with application 3/2009/0162/P and the additional planting that had been carried out since the previous refusal, the Countryside Officer had reassessed the proposal. He then considered, that, subject to appropriate conditions, the proposed building would not seriously prejudice the health of the existing trees. In a supporting statement submitted with that application, the applicant pointed out that some of the existing buildings at Highmoor Park (especially garages) are much closer to the protected trees than the proposed building would be. He also commented that some of the trees are dead but that he would be willing to replant them and to add further screening if necessary in order to protect the adjoining houses from noise pollution and from seeing the new building.

With the recent infill planting that had already been carried out, and the reduction in the height of the building, it was considered that there would be a considerable degree of screening between the adjoining houses and the proposed building. However, in accordance with a condition recommended by the Countryside Officer, this could be supplemented by further landscape planting as offered by the applicant. Therefore, subject to appropriate conditions, it was considered that the resubmission had satisfactorily addressed the second reason for refusal of the previous application.

It was also considered that the reduction in the height of the building would significantly reduce its effects upon the amenities of nearby residents.

Application 3/2009/0162/P was considered by Planning and Development Committee at its meeting on 16 July 2009 when the recommendation was that permission be granted subject to a number of conditions to protect both the amenities of nearby residents and the existing trees close to the site boundary. Committee resolved, however, that a decision be deferred and delegated to the Director of Development Services. The reason for that resolution was to ensure that the recommended conditions relating to trees could actually be satisfied. This related in particular to the reference in one of the conditions to a root protection zone of 12 x the diameter at breast height (DBH) of the trees.

Following the deferral, the case officer visited the site with the Council's Countryside Officer. Although most of the trees have very small diameter trunks, there are some with approximate diameters of 70cm. As the building was proposed to be sited approximately 2.5m from the trunks of the trees, the condition as originally worded would not be satisfied (as it would require a separation distance of 8.4m in respect of any tree with a 70cm DBH).

However, following the site visit, the Countryside Officer confirmed his views as follows:

The root protection area (RPA) of 12 x the stem diameter at breast height (DBH) is a recommendation in the British Standard for Trees in Relation to Construction that should be fully implemented in situations where a tree's root zone extends into virgin ground. However, where there have been substantial changes to ground conditions, (ie where previous excavations have occurred, concrete and/or tarmac applied or where buildings domestic or industrial have been constructed) then there is scope for some compromise.

In this instance, the existing conditions suggest that no more tree root damage is likely to occur than has already occurred as a result of the construction of the adjacent housing development, the industrial building and tarmac/concrete surfacing of the yard.

Although the hedgerow is protected by a Tree Preservation Order a number of trees are not what would be considered to be specimen type or of significant visual amenity value, whilst the hedge would benefit from some traditional hedgerow management (ie relaying and gap planting with appropriate species). Ideally, considering the juxtaposition of the industrial yard and residential housing, it would be appropriate to allow the removal of the hedge and create a new planting screen using Leylandii. This would create a far more effective screen, bring in improved noise amelioration benefits for residents and as long as the Leylandii were maintained at a maximum height of approximately 3m, would resolve any tree resentment issues.

In view of these comments of the Countryside Officer it was considered that the decision on the application could legitimately be taken by the Director of Development Services under the powers delegated to him by the Committee. However, it was considered necessary to slightly amend the conditions from those recommended in the Committee report.

As previously stated, the Countryside Officer considered it highly unlikely that constructing the building in the proposed position (ie approximately 3m away from the boundary fence) would cause any damage to the roots of the trees. This is especially the case as the applicant had also advised that (subject to suitable ground conditions) the portal frame building would rest on localised pad foundations as opposed to a strip foundation. An additional condition requiring precise details of the foundations to be submitted to and approved by the Local Planning Authority prior to the commencement of the development was also therefore considered to be appropriate.

The applicant had also given an assurance that he would cease works (including works involving the removal of existing concrete and tarmac surfaces) and would take advice from the Countryside Officer in the event that major roots were encountered. It was therefore considered that the previously recommended condition should be deleted and replaced with a less specific condition that required the Council to be given appropriate notice of the commencement of the development works in order that an officer could be present to ensure no damage to the trees.

Permission was therefore granted under the powers delegated by Committee to the Director of Development Services subject to a number of conditions including the following:

1. The applicant shall provide to the Council one week's written notice of the commencement of any works on site (including the removal of any existing concrete or tarmac surfaces). At the Council's discretion, an officer may then be present at appropriate times during the works to ensure that no damage is caused to the roots of any of the trees within the site that are protected by a tree preservation order. In the event that any major roots are

encountered, works shall cease until any necessary and appropriate mitigation measures have been agreed by the Council and implemented to the Council's satisfaction.

2. Prior to the commencement of development, precise details of the foundations of the building shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

A further condition required the submission and implementation of a landscaping scheme. Other conditions (aimed at protecting the amenities of nearby residents) restricted the use of the building to B1 (Business) and B8 (Storage and Distribution); restricting the hours of use of the building to between 0700 and 2000 Monday to Saturday; and required the submission for approval of precise details of any security lighting or floodlighting prior to any such lighting being installed at the site.

The two conditions quoted above and the landscaping condition were not complied with, and the building has not been constructed exactly in accordance with the approved plans. This application therefore seeks retrospective permission for the retention of the building as built.

The rear boundary of the site to the houses at Highmoor Park is not perfectly straight. In the approved plans, a 'dog-leg' was introduced into the building, and it was shown that this would result in a constant separation distance of 3m between the rear boundary of the site and the rear wall of the building. As built, however, the front and rear walls of the building are parallel to those respective walls of the existing building. However, as now accurately shown on the plans, the separation distance between the building and the boundary for most of its length, is approximately 4m (with a maximum of approximately 4.4m). It is only for the 4.3m at the southern end of the building that is less than 3m, and over that length it reduces from 3m to 2.5m.

A 1.5m wide path has been formed along the rear elevation of the building that was not shown on the originally approved plans.

As approved, the ridge of the building was to be 1.85m lower than the ridge of the existing building, resulting in eaves and ridge heights above the ground level of the adjoining houses of approximately 4m and 4.8m respectively. As built, the roof of the building is approximately 1.85m lower than the existing and the eaves and ridge heights relative to the adjoining ground level are approximately 3.8m and 4.2m respectively (ie slightly lower than approved).

Site Location

The land is to the south of Up Brooks within Clitheroe between existing commercial development fronting that road and residential properties at Highmoor Park to the south. The building to which this retrospective application relates is currently not in use.

Relevant History

3/2008/0342/P portal framed building for the covered loading and unloading of trailers on a different part of the site. Approved subject to conditions.

3/2008/0939/P – proposed erection of steel portal framed building for light industrial use. Refused.

3/2009/0162/P – resubmission of application 3/2008/0939/P for proposed erection of a steel portal framed building for light industrial use. Approved subject to conditions.

Relevant Policies

Policy G1 - Development Control.

Policy ENV13 - Landscape Protection.

Environmental, AONB, Human Rights and Other Issues

The carrying out of development without complying with conditions, and not completing the development in accordance with the approved plans, and then seeking permission retrospectively for the development as built, cannot be condoned.

Having said that, planning legislation does allow for such applications, and the considerations to make upon them relates to a judgement in respect of any harm caused by those elements of the development that are not in accordance with the approved plans. In this case, the relevant considerations relate to effects upon the existing trees between the building and the site boundary and the effects upon the amenities of the adjoining residents at Highmoor Park.

With regards to the first of these considerations, the Countryside Officer has visited the site and commented that he has nothing to add to the comments he made in relation to the previous application (referred to earlier in this report) except to say that the location of the building as constructed is unlikely to have materially affected the hedge or caused anymore damage than occurred from previous development for both housing and industrial.

A number of fast growing evergreen trees have been planted to supplement the screening effect of the existing trees. The new trees are well established and should soon be at a height where they provide an effective screen.

With regards to the second consideration, the building is slightly lower than approved and it is only for approximately 4.3m of its length that it is between zero and 0.5m closer to the boundary than originally approved. At this point the building is adjacent to the side elevation of the adjoining dwelling within which there are no windows.

I do not consider that the differences between the building as approved, and as built result in any significant effects upon either the trees or the amenities of nearby residents. In my opinion there are therefore no sustainable reasons to refuse this retrospective application and, consequently, no expediency for any formal enforcement action.

SUMMARY OF REASONS FOR APPROVAL

The building as constructed, does not have any effects upon either existing trees or upon the amenities of nearby residents that differ significantly from the effects that would have resulted from the construction of the building as previously approved.

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

1. Retrospective permission is granted for the development as shown on submitted drawing numbers 3998-01REVC and 4088-01.

REASON: For the avoidance of doubt.

2. The building hereby permitted shall only be used for purposes falling within Use Classes B1 (Business) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 2006.

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 and 2000 Monday to Saturday with no working on Sundays and Bank Holidays. There shall also be no deliveries made to the building outside these specified hours.

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

4. No external flood lighting/security lighting shall be installed at the site unless precise details thereof have first been submitted to and approved in writing by the Local Planning Authority. Any such lighting shall thereafter be installed and permanently maintained in accordance with the approved details.

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

APPLICATION NO: 3/2010/0953/P (GRID REF: SD 373524 437775)
RETROSPECTIVE APPLICATION FOR THE USE OF PART OF AGRICULTURAL BUILDING
FOR THE REPAIR AND MAINTENANCE OF MOTOR VEHICLES AT MARWIN, CLITHEROE
ROAD, BARROW

PARISH COUNCIL: Makes the observation that vehicles that are repaired or maintained by the applicant are not to be parked on Clitheroe Road, Barrow at any time.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objections in principle to the application on highway safety grounds subject to the imposition of conditions relating to:

1. Servicing of the development must be accommodated within the site.
2. Appropriate visibility splay and carriageway clearance and suitable surface material.

ADDITIONAL REPRESENTATIONS: One letter with no objections and one letter objecting with the following issues:

1. Noise resulting from business activities and that given it is a retrospective application, evidence suggests it will continue to operate outside the suggested hours.

2. Highway issues resulting from vehicles parked on the carriageway.
3. Issues regarding nuisance resulting from regular burning at the site of waste products. (This matter has been investigated by the Council's Environmental Health Department).
4. In general, the business is becoming more of an eyesore.
5. Devaluation of property

Proposal

The application relates to the use of a steel portal framed building measuring approximately 18.2m x 12.2m and with eaves/ridge heights of 4.2m/5.3m. It is constructed of 2.4m high concrete block walling with timber space boarding above under a sheeted roof with 8 roof lights. There are roller shutter doors in each gable end. Permission was granted for the building under reference 3/2007/0459/P and its authorised use was agricultural in the form of housing machinery and providing storage for hay.

At the present time, part of the building is divided into stables for horses, and the other part is being used, without planning permission, for the repair and maintenance of motor vehicles.

This application seeks retrospective permission for the change of use of most of the building to the repair and maintenance of motor vehicles. Specifically, an area of approximately 13m x 12m at the front of the building would be used for this purpose with the vehicles gaining entry through the existing roller shutter door in the front gable of the building. At the rear of the building, an area of approximately 4m x 12m would be retained for agricultural use, with entry to this part of the building being through the existing roller shutter door in the rear elevation. An internal block wall with a personnel door would be erected to separate the two uses.

In the larger part of the building that is proposed to be used for motor vehicle repairs and maintenance, it is proposed that internal cladding be provided on the inside of the spaced Yorkshire boarding in order to improve sound insulation.

It is stated on the application forms that the hours of use of the vehicle repair/maintenance business would be 0900 hours to 1730 hours Monday to Friday and 0900 hours to 1300 hours on Saturdays with no working on Sundays or Bank Holidays.

Site Location

The applicant's residential property, Marwin, is on the west side of Clitheroe Road, Barrow, approximately 160m to the north of the Whalley Industrial Park on the opposite side of the road. It is the northern end property in a row of dwellings, with agricultural land adjoining the property to the north. The applicants also own approximately 5.6 hectares of land which has a frontage to the road immediately to the north of their dwelling, and which mainly extends to the rear (west) of their dwelling and the other dwellings to the south. The building to which this application relates is sited on the applicants land to the north west of their dwelling and set back approximately 30m from the road edge.

Relevant History

3/2007/0459/P – Agricultural building. Approved.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Environmental, AONB, Human Rights and Other Issues

In September 2010, the Council received an allegation from a nearby resident that this agricultural building was being used for the repair and maintenance of motor vehicles. Monitoring by the Enforcement Officer proved the allegation to be correct. Following a letter from the Enforcement Officer about the unauthorised use of the building, the applicant instructed a planning consultant to seek permission retrospectively for the vehicle repair and maintenance business.

In support/explanation of this application, the agent makes a number of comments that are summarised as follows:

- The applicant formerly operated a car repair/maintenance business from a garage building that he rented at Oaks Quarry, Clayton-le-Dale. He was there for about 12 years and had built up a regular clientele.
- Towards the end of 2009, the owner of Oaks Quarry put the garage building up for sale, but the applicant was unable to raise the necessary finance to buy it. Having anticipated being able to raise the finance, he had not made any alternative arrangements, and therefore had to hurriedly move his equipment (initially as a temporary measure) to the agricultural building at Marwin.
- The move to the building next to his house, however, enabled him to continue the business with lower overheads and increase the hours actually spent earning a living. He would now like to make this move permanent, which is reason for this application.
- Currently, the applicant is tidying the site to remove surplus vehicles from the agricultural curtilage and to ensure that all repairs and maintenance to customers' vehicles actually take place from within the building itself.
- The area between the building and Clitheroe Road will remain hard surfaced for the parking of agricultural machinery, with parking for no more than 1 customer vehicle. A space will be cleared for the turning of all vehicles in order that they may leave the site in a forward gear. The site frontage has a mature hedgerow which effectively screens the curtilage and the activities thereon. It is not proposed to remove any of the hedge unless required to do so by the County Highway Authority.
- The business provides full-time employment for the applicant and he also receives help occasionally from a mobile engineer. The proposed hours of work are 9am to 5.30pm weekdays, 9am to 1pm on Saturday, with no working on Sundays or Bank Holidays. These

The considerations to be made in respect of this application relate to the effects of this business upon the appearance and character of the locality, the amenities of nearby residents and highway safety.

With regard to the first consideration, as stated by the Agent, there is a mature hedge on the site frontage that acts as a screen to the activities on the site. As will be explained below, this hedge will not have to be removed in order to satisfy any requirements of the County Highway Authority. Subject to conditions restricting the number of vehicles associated with the business that can be parked outside the building, the use would not, in my opinion, have any materially different effects upon the appearance and character of the locality than would result from the continued use of the building for its authorised agricultural purposes.

With regard to the second consideration, this is a use which does have the potential to be detrimental to the amenities of nearby residents. However, in this case, the nearest residential property is the applicant's own dwelling, Marwin, to the south of the building, with the next closest being the dwelling to the south of Marwin approximately 31m away from the building to which the application relates. There are no other dwellings on this side of the road to the north of the building, and the nearest dwellings on the opposite side of the road are approximately 100m away from the building.

Subject to adherence to the proposed hours of use and the implementation of the internal noise attenuation works, I do not consider that the continuation of this use would be duly harmful to the amenities of nearby residents. However, as previously stated, the potential for such harm is recognised. In the event that the Committee is minded to grant planning permission, therefore, it is recommended that the permission should be personal to the applicant and for a temporary period of 2 years. This will allow monitoring to take place, and if any conditions are breached or nuisance caused to the amenities of nearby residents, then it would be unlikely that any renewal application would be approved. Additionally, enforcement action against any breaches of any of the conditions, could also be taken if necessary at any time during the two-year period.

With regards to the third consideration, the County Surveyor has no objections to the application subject to a number of conditions. I confirm that the condition relating to the provision of a visibility splay does not require the hedge on the site frontage to be removed. The required splay is already achieved due to the width of the pavement at the front of the site, and its retention and maintenance permanently will require, at most, the occasional trimming back of the outside face of the hedge.

Overall, therefore, subject to the imposition of appropriate conditions, and subject to those conditions being adhered to by the applicant, it is considered that the continuation of the existing use of part of this agricultural building for the repair and maintenance of motor vehicles, should not have any seriously detrimental effects upon the appearance and character of the locality, the amenities of nearby residents or highway safety. It is therefore considered appropriate in this case that a personal and temporary permission be granted subject to the other necessary conditions.

SUMMARY OF REASONS FOR APPROVAL

That, subject to compliance with the conditions imposed on the permission, the continued use of part of this agricultural building for the repair and maintenance of motor vehicles should not have any seriously detrimental effects upon the appearance and character of the locality, the amenities of nearby residents or highway safety.

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

1. This permission shall relate to the uses of the two parts of the building, the proposed internal alteration to the building and the uses of the outside curtilage area as shown on drawing number C-1000A sheets 1 and 2.

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

2. This permission shall inure for the benefit of the applicants, Mr & Mrs D Parkes, only and not for the benefit of the land nor for any other person or persons, whether or not having an interest in the land.

REASON: As permission has been granted in view of the particular circumstances applying in this case, and the way in which the business is to be operated by the applicant as described in the supplementary documentation submitted with the application; and because the operation of the business in any other way could be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

3. The use of part of the agricultural building for the repair and maintenance of motor vehicles as hereby permitted, shall cease and any associated plant, materials, and equipment shall be removed on or before 28 February 2013 and the site shall be restored to its former condition and agricultural use to the satisfaction of the Local Planning Authority unless a renewal of this permission has first been granted by the Authority.

REASON: This temporary permission has been granted to enable the Local Planning Authority to assess and review the impact of the development against the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan, in particular its effects upon the amenities of nearby residents.

4. The use of the building and its curtilage in accordance with this permission shall be restricted to the hours between 0900 to 1730 on weekdays and 0900 to 1300 on 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 premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

5. All repairs and maintenance work on vehicles shall take place within the building.

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

6. No more than one customer vehicle associated with the approved use shall be parked outside the building but within its curtilage at any time; and no vehicles associated with the approved use shall at any time be parked on Clitheroe Road, Barrow.

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

7. Within 3 months of the date of this permission, internal cladding to remove the ventilation slits in the existing Yorkshire boarding shall have been fitted within the building in accordance with precise details and specifications that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cladding shall be retained at all times whilst the approved use continues to be operated.

REASON: In order to improve the sound attenuation qualities of the building in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. All activity relating to the servicing of the development must be accommodated within the site.

REASON: To ensure that the servicing of the site is not detrimental to highway safety in the locality and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. A visibility splay to the site access of 90m measured 2.4m back from the edge of the carriageway shall be maintained at all times when the use hereby permitted is in operation.

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

10. Within 3 months of the date of this permission, the gate to the site shall be relocated so that it is a minimum of 5m back from the edge of the carriageway, and it shall open into the site.

REASON: To allow vehicles associated with the approved use to pull clear of the carriageway when accessing the site, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Within 3 months of the date of this permission, a dropped kerb shall be provided to the site access.

REASON: To enable vehicles to leave the carriageway in a safe manner in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

12. Within 3 months of the date of this permission, that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be paved in tarmac or other material that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent loose surface material from being carried onto the public highway, thus causing a potential source of danger to other road users, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0961/P (GRID REF: SD 376560 434604)
PROPOSED RESIDENTIAL DEVELOPMENT FOR TWO SEMI DETACHED PROPERTIES ON
LAND AT GREENACRES/TENNYSON AVENUE, READ

PARISH COUNCIL: No observations to make on this application.

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

UNITED UTILITIES Comment that a public sewer crosses this site but they would have no objections to the proposal provided there is no building over it, and subject to the provision of a 6m wide access strip (3m either side of the central line of the sewer) in accordance with the minimum distances specified in the current issue of 'Sewers for Adoption' for maintenance or replacement.

ADDITIONAL
REPRESENTATIONS: None received.

Proposal

Full planning permission is sought for the erection of a pair of three bedroomed two storey semi detached houses.

The properties would face directly onto Greenacres and have a stepped front elevation with the front elevation of the southern plot set back 5m behind the front elevation of the northern plot. This facilitates the provision of two side by side parking spaces at the front of the southern dwelling whilst a driveway down the side of the northern dwelling would provide space to park two cars in tandem.

The external materials comprise traditional brickwork and blue slates but with the inclusion of more modern elements of timber boarding and aluminium screening. Precise details of all the external materials would be required by a condition in the event of planning permission being granted.

Site Location

The site is located in a residential area within the settlement boundary of Read. It is located between stone faced terraces on East View and Church Street, rendered semi detached houses on Greenacres, dormer bungalows on Tennyson Avenue and a pair of brick built semi detached dwellings to the north of the site that were constructed in the 1980s. To the west of the site is a flat roofed electricity sub station.

Relevant History

3/2001/0850/P – Outline application for demolition of existing garage and erection of one dwelling. Granted conditionally.

3/2004/0296/P – Proposed erection of four dwellings. Refused.

3/2009/0463/P – Proposed erection of three terraced houses and one detached dormer bungalow (including diversion of existing public sewer). Refused.

Relevant Policies

Policy G1 - Development Control.

Policy G3 - Settlement Strategy.

Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

Outline planning permission was granted for the erection of one dwelling on this site in 2002 (3/2001/0850/P) but no reserved matters application was ever submitted pursuant to that outline permission. In 2004, a full planning application (3/2004/0296/P) for the erection of four dwellings in the form of two pairs of two storey semi detached houses was refused for reasons that the proposal did not accord with the housing policy at the time (ie Housing Moratorium) and that, due to the overbearing effect on nearby properties and the proposed layout on site, the proposal was considered to represent over development that was also detrimental to highway safety.

Most recently, application 3/2009/0463/P sought full permission for the erection on the site of a terrace of three houses and a detached dormer bungalow. Permission was refused for reasons relating to the following:

1. Over development of the site to the detriment of the appearance and character of the area.
2. Unsatisfactory level of amenity for future occupiers.
3. An affordable dwelling was not provided as required by the Affordable Housing Memorandum of Understanding (AHMU).

In an appeal against that refusal, the Inspector commented that residential development on this site was acceptable in principle, and he also found the proposal to be acceptable in relation to issues 2 and 3 above. However, he considered the detached dormer bungalow, in particular, to be inappropriate in street scene terms. He therefore dismissed the appeal on the grounds that the proposal was detrimental to the appearance and character of the locality.

This current application seeks permission for a development on the site of just one pair of semi detached two storey houses.

In the current housing situation in the Borough, and as confirmed by the recent appeal decision, residential development on this site within the settlement boundary of Read is acceptable in principle and in accordance with Policy G3 of the Local Plan. As only two dwellings are now proposed (ie less than the threshold of three defined in the AHMU) there is no requirement for either of the proposed dwellings to be affordable.

The detailed considerations to be made in relation to the application relate to visual amenity; the amenities of nearby residents; highway safety; and effects upon the public sewer that crosses the site.

With regards to the first consideration, the proposed erection of only two dwellings has satisfactorily addressed the 'over development' objection to the previous proposals for the erection of four dwellings on this site. I consider the proposed siting of the dwellings facing Greenacres, and continuing the line of the terraced houses in East View, to be appropriate in street scene terms. In the immediate vicinity, there is a mixture of house types, designs and external materials that includes stone, painted render and brick. I consider the design of the proposed dwellings and the proposed use of bricks (with some timber boarding and aluminium screens) for the walls and blue slates for the roof to be appropriate (subject to precise details of all the external materials being reserved for subsequent approval by condition).

With regards to the second consideration, the dwellings will face the side elevation and rear garden of No 9 Greenacres. As there are no windows in the side elevation of that property, I do not consider that the amenities of its occupiers would be unduly harmed by the proposal. The location of the dwellings towards the eastern end of the plot, and the 'staggered' rear elevation, ensures that the two dwellings to the north of the site, Nos 28 and 29 Greenacres (that, in any event, are on higher ground) will face the rear gardens rather than the side elevation of one of the dwellings. The light and privacy of those neighbouring properties will not therefore, in my opinion, be adversely affected by the proposal. Overall, I can see no objections to the proposal with regards to the amenities of nearby residents.

The County surveyor has no objections to the proposal (that includes the provision of two off street parking spaces for each dwelling) on highway safety grounds.

The siting of the dwellings on the plot and their 'staggered' rear elevation satisfies the requirement of United Utilities for the buildings to be 3m away from the centre line of the sewer that crosses the site. On the other side of the centre line, the 3m clearance is entirely within the rear gardens of the dwellings. In order to prevent any future building within the 6m wide access strip, it would be necessary to impose a condition that removes permitted development rights for both extensions to the dwellings and also for any buildings within their curtilages. Subject to such a condition, the proposal is acceptable with regards to this particular consideration.

With regards to all the relevant considerations, the proposal represents considerable improvements on the previous proposals for more intensive development of this site. Subject to appropriate conditions, I can therefore see no objections to this application.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate development for this site that would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

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

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

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

2. This permission shall relate to the proposal as shown on drawings numbers 10.182/01A and 10.182/02A.

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..

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within their curtilage as defined in the Schedule to Part 1 Classes A-E shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of the amenity of the area, and to ensure that no building works take place at any time within 3m of the centre line of the public sewer that crosses the site, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The development shall be carried out strictly in accordance with the submitted plans which indicate that the dwellings will be sited a minimum of 3m away from the centre line of the public sewer that crosses the site. No building works shall at any time in the future be carried out anywhere within the 6m wide access strip for the sewer (as shown on drawing number 10.182/02A) unless a further planning permission has first been granted in respect of any such building works.

REASON: In order to protect the public sewer that crosses the site and ensure future access for maintenance or replacement in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2010/0970/P (GRID REF: SD 360124 436601)
PROPOSED CONVERSION OF ONE END TERRACED PROPERTY INTO TWO DWELLINGS
– 1 X ONE BED AND 1 X TWO BED AT 5 DOCTORS ROW, LONGRIDGE, LANCASHIRE,
PR3 3SE.

TOWN COUNCIL: Providing consultation with neighbours has taken place, Longridge Town Council has no objection.

LCC TRAFFIC AND DEVELOPMENT ENGINEER: No objections to the application in principle on highway safety grounds.

**ADDITIONAL
REPRESENTATIONS:**

Three letters has been received from nearby neighbours who wishes to raise the following points of objection:

1. Current parking facilities in this area are unacceptable.
2. Safety concerns regarding emergency vehicle access to the houses numbered 7-14 Southern Close by parking of vehicles.
3. Increase in the number of cars would make the highway safety situation worse.
4. Increase in the number of bins would litter the streets.
5. Increased traffic at congested junction of Southern Close and Preston Road.
6. Over development of the Conservation Area.

Proposal

This application seeks permission for the conversion of an existing four bedroom, end terraced property within the newly formed New Town Conservation Area, which is off Preston Road, Longridge, into two dwellings, one 1-bed dwelling and one 2-bed dwelling. The application also requires the insertion of one additional window in the first floor elevation of the 1-bed dwelling, with the existing limited amenity space within the yard to the rear of the property being shared between the two properties. The building is considered to be of 'Townscape Merit' within the Conservation Area Appraisal.

Site Location

The site is located within the Longridge settlement boundary, as designated by the Ribble Valley Districtwide Local Plan, and also within the newly designated New Town Conservation Area, which is off Preston Road, Longridge.

Relevant History

No relevant history.

Relevant Policies

Policy G1 - Development Control.

Policy G2 – Settlement Strategy.

Policy ENV16 – Development within Conservation Areas.

SPG – “Extensions and Alterations to Dwellings”.

PPS3 - Housing (June 2010).

Affordable Housing Memorandum of Understanding (AHMU).

Longridge Conservation Area Appraisal.

Environmental, AONB, Human Rights and Other Issues

The main considerations in the determination of this application involve an assessment of the application in relation to the currently applicable housing policy, the visual impact of the development on New Town Conservation Area and on the Building of Townscape Merit, and highway safety. With regards to the impact on the amenity of neighbouring properties, given that the existing windows already overlook the rear yard areas of the properties along Doctors Row, this development is not considered to exacerbate the situation. With regards to the new window in the front elevation of the property, this will look towards the school grounds of St Cecilia's R.C. Technology College and will be obscure glazed, so I do consider this to be an issue.

PRINCIPLE OF THE DEVELOPMENT

Applications for new housing are determined in accordance with the Saved Settlement Strategy Policies of the Local Plan, which, for this development within the Settlement Boundary of Longridge, is Policy G2. That policy defines as acceptable, development, which is wholly within the built part of the settlement or rounding-off of the built up area. On this basis, I consider that the proposal complies with Policy G2. In addition, as a single dwelling within the Settlement Boundary of Longridge, there is no requirement under the terms of the Affordable Housing Memorandum of Understanding (AHMU) for the dwelling to be 'affordable'. The proposal is therefore acceptable in principle when considered in relation to the current housing policies and guidance.

VISUAL IMPACT OF THE DEVELOPMENT ON THE CONSERVATION AREA

In order to assess the importance of this site within the Conservation Area, I will refer to the text of the Longridge Conservation Area Appraisal, which notes 'New Town was built between 1825 and 1835 by a Dr Eccles for handloom weavers and nail makers. Today, the original buildings largely remain, and although many of them have been altered by the insertion of new windows and doors, enough remains to produce a cohesive townscape, worthy of conservation area designation. They are also historically significant as an early form of "social" housing provided by a local benefactor. A General Improvement Area (GIA) was declared in 1981, which resulted in some of the houses being restored, using traditional windows and materials. These remain as an exemplar in Doctors Row.'

Given that the only proposed alteration is an additional bathroom window in the first floor of the newly created 1-bed flat, and given its size is sympathetic to other smaller openings in the building itself, I do not consider its insertion would be to the detriment of the character and appearance of the building, or to the Conservation Area as a whole.

HIGHWAY SAFETY ISSUES

As the main area of concern from nearby neighbours is with regards to the impact of the development in highway safety, I will refer to the additional comments from the Highways Officer who has raised no objection in principle to this application on highway safety grounds. He notes that there is no existing off street parking provision attached to the existing property and, similarly, no new provision proposed with the change in layout. As such, he does not consider it realistic to make specific demands in this instance, as there is effectively a reduction in the potential demand for on street parking as a result of the proposed change due to a four bedroom property normally attracting a requirement for three off street spaces, but the combination of one and two bedroom units would require two spaces inside the main settlement

boundary. Bearing this in mind, it is considered that the scheme submitted complies with the relevant Local Plan Policies and will have no significant impact on highway safety at this location.

Therefore, bearing in mind the above comments and whilst I am mindful of the points of objection from the nearby neighbours, I recommended the scheme accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal is in accordance with the relevant policies and guidance relating to new residential development and would not have any seriously detrimental effects upon the character or appearance of the Conservation Area, upon visual amenity, the amenities of nearby residents or upon highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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. 2213-01.

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

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2010 (or any order revoking or re-enacting that Order) any future extensions or external 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 consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the building in compliance with Policy ENV16 of the Ribble Valley Districtwide Local Plan, given its location within the New Town Conservation Area.

4. The new window at first floor of the east facing elevation of the building 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 Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

APPLICATION NO: 3/2010/0973/P

(GRID REF: SD 360736 437564)

PROPOSED ERECTION OF A DETACHED DWELLINGHOUSE ON GARDEN AREA ON LAND ADJACENT TO 2 PARLICK AVENUE, LONGRIDGE.

TOWN COUNCIL: Whilst Longridge Town Council raise no objection in principle to the scheme, they raise concerns in relation to,

- possible overlooking,
- the building line of the development, and
- the massing on this site.

LCC TRAFFIC AND DEVELOPMENT ENGINEER: No observations or comments have been received at the time of the reports submission.

ADDITIONAL REPRESENTATIONS: Five letters has been received from nearby neighbours who wishes to raise the following points of objection:

- Because of the difference in land levels, any property built will overlook the garden areas of the properties on Mersey Street,
- Loss of privacy due to the windows in the side elevation of the proposed property,
- The proposed detached dwelling would be out of keeping with the existing housing developments nearby e.g. terraced and semi-detached properties,
- I do not consider there to be sufficient parking space provided for the development,
- Further development will exacerbate the current parking problems in the area, and
- Loss of light.

Proposal

This application seeks permission for the erection of a detached two-storey, four bedroom dwelling within the garden of no. 2 Parlick Avenue, Longridge. The existing garden area will be split to provide amenity space for both properties, with parking provided for the new dwelling on site and a new double garage (replacing two existing single garages) providing parking space for no. 2 Parlick Avenue.

Site Location

The site is located within the Longridge settlement boundary, as designated by the Ribble Valley Districtwide Local Plan.

Relevant History

No relevant history.

Relevant Policies

Policy G1 - Development Control.

Policy G2 – Settlement Strategy.

Policy T7 – Parking Provision.

SPG – “Extensions and Alterations to Dwellings”.

PPS3 - Housing (June 2010).

Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application involve an assessment of the application in relation to the currently applicable housing policy, the effects of the development on visual amenity, the amenities of nearby residents and highway safety.

PRINCIPLE OF THE DEVELOPMENT

As Committee will be aware, applications for new housing are now determined in accordance with the Saved Settlement Strategy Policies of the Local Plan which, for this development within the Settlement Boundary of Longridge, is Policy G2. That policy defines as acceptable, development, which is wholly within the built part of the settlement or rounding-off of the built up area. As the application site is surrounded by development, I consider that it complies with Policy G2. In addition, as a single dwelling within the Settlement Boundary of Longridge, there is no requirement under the terms of the Affordable Housing Memorandum of Understanding (AHMU) for the dwelling to be ‘affordable’. The proposed development of this site for one dwelling is therefore acceptable in principle when considered in relation to the current housing policies and guidance.

VISUAL IMPACT OF THE DEVELOPMENT

The land in question sits to the side (north) of no. 2 No. Parlick Avenue, and to the rear (south) of no’s 72 to 80 Mersey Street. As you travel around the front of no. 2 Parlick Avenue towards Mersey Street, the land and road levels drop quite steeply (as depicted by the proposed streetscene submitted with the Application), meaning that the finished floor level of the proposed dwelling is approx. 1.2m lower than that of no. 2 Parlick Avenue, but some 2.3m higher than the properties on Mersey Street. The dwelling proposed has an L-shaped footprint measuring approx. 8.67m (in width) x 8.38m (in depth), with the longest section of the L shape facing the rear of Mersey Street, and measures approx. 7m in height, approx. 0.35m shorter than no. 2 Parlick Avenue.

Visually, any development of the site will affect the streetscene and views through the site, however in order to refuse a development the harm of a proposal must be demonstrated. With regards to the design of the dwelling, given the site is more closely related to properties on Parlick Avenue in terms of its principle elevations, its size and massing is considered to be acceptable as the property carries the same form and is similar in scale to other properties on this road, with similar sized openings. The dwelling is considered to fit neatly within the site, and provides sufficient amenity space around it to ensure it does not appear cramped within the streetscene. On this basis, the visual impact is considered to be minimal.

With regards to the alterations to the garden/amenity areas to the rear, the two properties will be separated by a close-boarded 1.8m high fence, which will also be erected along the northern

boundary of the site between the dwelling and the access road to the north. This will create a visual barrier between both the two properties in question on Parlick Avenue, and the properties on Mersey Street, protecting the existing and proposed amenity/garden areas from any potential overlooking issues when using the gardens. No details have been supplied to indicate the materials proposed for the fence, however this will be subject of a Condition to ensure they are suitable.

Finally, in respect of the proposed replacement double garage, the existing garages on site are in poor repair and providing the replacement garage proposed is constructed in materials to match the proposed dwelling, it is considered that the new building will be a visual improvement to the site.

On this basis, the scale, design and massing of the proposed new dwelling and replacement garage are considered to be visually acceptable within the streetscene.

IMPACT ON RESIDENTIAL AMENITY

One of the main concerns in regards to the proposed development is the potential overlooking/loss of privacy caused by both the position and design of the dwelling. This concern was also raised with the Agent, and subsequently an amended plan was received with the design of the dwelling altered. The guidance provided within the SPG – “Extensions and Alterations to Dwellings” discusses a distance of 21m between existing dwellings and the proposed first floor windows of habitable rooms in new developments. However, given the orientation of the proposed property, namely that its rear elevation is at right angles to the rear elevation of the properties on Mersey Street, and following an amendment to the first floor window in the rear elevation of the new property, I do not consider that the property will cause any more loss of privacy to the occupiers of the properties on Mersey Street than that already caused by the existing dwellings on Parlick Avenue. The windows at first floor in the side and front elevation of the property have also been amended following discussions with the Agent, namely that the additional window for the rear bedroom will be obscurely glazed, and that the windows in the front elevation will have raised cills, thereby reducing the perceived overlooking. Therefore, following these amendments, I do not consider that the scheme will have a detrimental impact on the residential amenity of adjacent neighbouring properties.

HIGHWAY SAFETY ISSUES

No formal observations received but advised verbally no objection subject to sight line requirements.

Bearing this in mind, it is considered that the scheme submitted complies with the relevant Local, Regional and National Policies. Therefore, bearing in mind the above comments and whilst I am mindful of the points of objection from the nearby neighbour, I recommended the scheme accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal is in accordance with the relevant policies and guidance relating to new residential development and would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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 05B, 12A, 20 and 20A.

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 3 February 2011 and 8 February 2011.

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

4. 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 and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” (if applicable).

5. 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 or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. 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 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”.

7. The dwelling hereby approved shall be constructed with its first floor side (north facing) windows obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences; and also fitted with restrictors limiting the degree of opening of each opening light to not more than 45°. Thereafter it shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

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

8. Details of the proposed new boundary fence as indicated on revised site plan, drawing no. 05B, shall be submitted to and approved in writing by the Local Authority prior to their erection on site. It shall be retained and maintained at the maximum heights indicated on the approved plan, in perpetuity, however the fence shall be no higher than 1m beyond the front elevation of the new property.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, in order to safeguard the residential amenity of the occupiers of the neighbouring properties, and also to ensure adequate visibility at the vehicular site access.

9. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

10. The car parking spaces indicated on plan drawing no. 05B shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

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.

11. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the trees identified on the site plan shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing.

A protection zone 12 x the DBH covering at least the entire branch spread of the tree/s, [the area of the root soil environment measured from the centre of the trunk to the edge of the branch spread] shall be physically protected and 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.

REASON: In order to ensure that any trees affected by development are afforded maximum physical protection from the adverse affects of development.

INFORMATIVES

1. If bats are found or disturbed, work shall cease until further advice has been sought from the Bat Conservation Trust.

APPLICATION NO: 3/2011/0037/P (GRID REF: SD 364450 437880)
PROPOSAL TO BUILD AN ADDITIONAL 2 NO. HOLIDAY COTTAGES AT STONEYGATE HOLIDAY CENTRE, STONEYGATE LANE, KNOWLE GREEN, RIBCHESTER, LANCASHIRE, PR3 2ZS.

RIBCHESTER COUNCIL: PARISH The Parish Council objects to an extension of this development for the following reasons:

- Despite comments by 'Rural Futures' and the 'Forest of Bowland', the current development undermines the character and visual amenity of the area,
- This new development would further extend the built environment into an area largely devoid of structures,
- The Council fear that a successful application would inevitably lead to further applications, resulting in a ribbon development along Stoneygate Lane,
- The detrimental impact and adverse visual impact of the development site on the surrounding countryside renders the application unacceptable.

LCC TRAFFIC AND DEVELOPMENT ENGINEER: No objections to this application on highway safety grounds.

ADDITIONAL REPRESENTATIONS: Six letters of objection have been received in regards to this application, with the following points of objection raised:

- Whilst the original facility was for riding stables and holiday lets, the facility does not appear to have been used for its stated purpose,
- A substantial road has been constructed across two fields which surely cannot be for the benefit of horses,
- An increase in traffic on this busy road will only make matters worse, the access into the site is near a blind spot heading down Stoneygate Lane,
- Sub-urbanisation of the landscape is normally considered as having a detrimental visual impact,
- Visual impact on the quality of the open landscape at this location, contrary to Policy ENV3, by virtue of the development being constructed on higher ground than the existing buildings,

- Increase in surface water run-off,
- Excessive supply of this type of development already in this area, which surely meets the perceived need for holiday lets in this area,
- Impact on archaeological remains,
- This is not a farmer diversifying but now a commercial venture, and the Applicant will continue to submit proposals until there is a holiday 'village' there, and
- If approved, a further condition should be the planting of additional trees along the west aspect parallel with Stoneygate Lane to help screen the development.

Proposal

This application seeks permission for the proposed erection of a further 2 holiday lets adjacent to the existing 3 holiday lets and stabling approved under planning application number 3/2009/0045/P. The building will be sited to the north of these existing buildings with the finished floor level sunk into the sloping land seeking to create a finished courtyard development on a similar level to the existing, and also to minimise the visual impact of the new development. The Applicant is seeking to meet the demand for larger holiday lets, given the three existing units have only two double bedrooms, sleeping a maximum of 12 people. He has had a number of enquiries from outdoor activity companies wishing to book for groups of 15 or more, however the larger holiday lets would clearly also cater for larger families or groups of friends wishing to holiday together. The Applicant has provided detailed research that there is a steady demand for self-catering accommodation in the Ribble Valley/Rural Lancashire (see Appendix 1 of the Planning Statement). Access to the site is gained via the existing vehicular access off Stoneygate Lane, close to the junction with Clitheroe Road. The entrance is finished with tarmac for a distance of approx. 11m into the site (at a width of 9m), and the track has been completed in crushed stone/road plainings as per the approved plan (3/2009/0045/P).

Site Location

The site is located approx. 280m from the junction with Clitheroe Road and Stoneygate Lane, accessed via Stoneygate Lane, and sits approx. 1.5 miles north of Ribchester. The site is situated within open countryside outside a defined settlement boundary, as designated by the Districtwide Local Plan.

Relevant History

3/2009/0754/P - Application for the discharge of condition no.2 (relating to materials) of planning consent 3/2009/0045P - Granted.

3/2009/0045/P - Amended planning application (re-submission of 3/2008/0785P) for proposed stabling and accommodation block, with 6no stables and tack/hay store, and 3no holiday lets – Granted Conditionally.

3/2008/0785/P - Proposed stabling and accommodation block with 6no. stables and tack/hay store and 3no. accommodation/holiday lets – Withdrawn.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

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

Policy ENV3 - Development in Open Countryside.

Policy ENV7 - Species Protection.

Policy RT1 - General Recreation and Tourism Policy.

Environmental, AONB, Human Rights and Other Issues

The key issues to consider are the principle of the development, potential visual impact caused by the development, any potential impact on highway safety, the potential impact on the amenity of other properties in this vicinity and any ecological impacts. We must therefore assess the scheme against Policies G1, G5, RT1, ENV2 and ENV3 of the Districtwide Local Plan.

PRINCIPLE OF DEVELOPMENT

Policy G5 notes that only planning consents for “small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1” will be considered, and Policy RT1 notes that the Council will again only approve development proposals that extend the range of tourism and visitor facilities subject to the scheme meeting the following criteria:

- Proposal must not conflict with other Policies,
- Proposal must be well related to an existing main village or settlement,
- Development should not undermine the character, quality or visual amenities,
- Proposal should be well related to the existing highway network and should not generate additional traffic movements of a scale and type likely to cause problems, and
- Site should be large enough to accommodate the necessary car parking service areas.

On this basis, given the proposal seeks permission for an extension to an existing ‘tourism related’ development, in line with Policy RT1, the proposal is considered ‘physically well related to an existing group of buildings’. In addition, given that the number of units and their position have been subject to detailed Pre-Application Advice and designed so that all the units are serviced from an enclosed courtyard area, therefore limiting the expansion of the site to an extent where it becomes more visually intrusive, the scheme can only be considered as an appropriate small-scale development. Therefore, the principle of the further development of this site is considered acceptable in compliance with Policies G5 and RT1, however this is of course subject to the other relevant criteria of these Policies.

VISUAL IMPACT

As the site is within open countryside but adjacent to the Forest of Bowland A.O.N.B. development is subject to Local Plan Policies ENV2 and ENV3. Policy ENV2 states, “The landscape and character of those areas immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (Policy G1). The protection, conservation and compatibility with Policies to enhance the natural beauty of the adjacent A.O.N.B. will be the most important considerations in the

assessment of any development proposal. Regard will also be held to the economic and social well being of the area". Policy ENV3 states, "Development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area."

Pre-Application advice was given to the Applicant noting that as the site fall adjacent to the AONB, any proposal should display a high standard of design appropriate to the area and should not introduce built development into an area largely devoid of structures, i.e. on the eastern side of the existing access track further away from the existing units. The position of the two units proposed to the north of the existing units is considered to be acceptable for the following reasons:

- it is closely related to the built form of the existing holiday centre,
- the proposal formalises the existing courtyard layout,
- the land will be re-graded so the overall ridge height is more comparable to the height of the existing units,
- the scale, siting, materials and design are visually acceptable, and
- given the site is bounded by a traditional Lancashire hedge, interspersed with trees, I consider the site is well screened and not visually intrusive.

In conclusion, despite the new units being taller in height (5.8m compared to 5m), given the reasons outlined above, the scheme is considered to have an acceptable visual impact on the wider landscape and local environment.

IMPACT ON HIGHWAY SAFETY

The LCC Highways Officer notes that the access from the service road to the site from Stonegate Lane has recently been improved to provide a safe means of access to the recent development, and as such he considers that the addition of two holiday cottages will not place any excessive demand on the capacity at the access or on the immediate highway infrastructure. He therefore raises no objections to this application on highway safety grounds.

IMPACT ON NEARBY AMENITY

As with the previous scheme, whilst it is accepted that there are some properties in the vicinity of the site, the buildings are sufficiently separate so as not to impinge on residential amenity by virtue of noise or overlooking.

ECOLOGICAL IMPACTS

With regards to the work proposed being close to the existing trees on site boundary, having discussed the proposal with the Council's Countryside Officer, the details provided indicate that the development will be outside of the Root Protection Area of the identified trees on the site plan provided by the Arborist, however to prevent possible damage to the existing tree root structures a standard tree protection condition has been added. In addition, the Countryside Officer would also welcome additional tree planting at the site and as such a relevant Condition has also been added to the recommendation to ensure a satisfactory scheme is approved.

I note the concerns of nearby residents and the Parish Council, however I do not consider that there is sufficient additional harm to warrant a refusal of the proposed scheme. With regards to the concern raised in respect of the archaeological issues raised, I make reference to the County Planning Officer raising no objection to the previous development approved at this site. Therefore bearing in mind the above, it is considered that the proposed application complies with the relevant policies, and is therefore recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

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

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 03, 04 and 05.

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 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 Policies G1, ENV2, ENV3 and RT1 of the Ribble Valley Districtwide Local Plan.

4. Details of any additional external lighting for the site, 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 prior to their use/erection on site.

REASON: In the interests of preserving the visual amenities of the locality and to comply with Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. The root protection zone shall be 12 x the DBH (unless otherwise agreed in writing with the LPA), 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.

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, historic or botanical value is afforded maximum physical protection from the adverse affects of development.

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

REASON: In order to comply with Policies G1, G5, ENV2, ENV3, 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 the use of building for a permanent residential accommodation.

7. The development hereby permitted shall not be commenced until details of the additional tree planting on the site, 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 completion 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 Policies G1, ENV2 and ENV3 of the Ribble Valley Districtwide Local Plan.

8. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. Surface water run off from this site should be restricted to existing rates in order that the proposed development does not contribute to an increased risk of flooding.

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

NOTES

1. Development on this site should be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only uncontaminated surface water should be connected to the surface water system.

However, where there are established combined systems the possibility of deviation from this general policy may be discussed with the Council's Chief Technical Officer.

2. Consent of the Environment Agency is required prior to the discharge of effluent to surface or underground waters. Consent will only be considered if discharge to the foul sewer is not practicable, in which case the applicant should consider:

- (i) Construction of a soakaway area with no residual discharge to watercourse.

- (ii) Construction of a soakaway area with a high level overflow discharging to watercourse.

Direct discharge to watercourse which will only be considered where options (i) and (ii) are impracticable. The applicant should be advised to contact the Environment Agency, Area Planning Liaison Officer, Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston PR5 8BX for any option not involving discharge to foul sewer.

3. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.

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

APPLICATION NO: 3/2010/0564/P (GRID REF: SD 377228 433483)
PROPOSED ERECTION OF NEW INVESTMENT CASTING FOUNDRY AT REAR AND PARKING AND SERVICING AREAS AT CALDER VALE PARK, SIMONSTONE

PARISH COUNCIL: Make the following comments.

1. Reference to Policy ENV3 – Roofing to be of a colour that blends with the natural colour of the adjacent Green Belt land. It is noted that the proposed foundry building is to be located at the floor of the valley and therefore highly visible from the surrounds of Simonstone and Read.
2. The design should ensure that there will be no planned discharge or leakage of toxic waste onto adjacent land and, in particular, Simonstone Brook.
3. The design to ensure that the planned noise level external to the foundry are at an acceptable level. The Council consider this item to be important given the 24 hour operation of the plant in proximity to residents on Railway Terrace. Maximum noise limits measurable at the Boundary 3 field noise levels to be Day- 0700 to 2300 maximum of 55db; Night – 2300 to 0700 maximum of 45db.

Note: This is to include measurements during operation of the rotary furnace and the guillotine drop out unit.

4. The design to ensure that the air quality external to the foundry building is at an acceptable level and the Council consider this aspect to be important given the proximity of Railway Terrace.

LCC: (HIGHWAYS AUTHORITY)

No objection in principle on highway safety grounds. There are existing weight restrictions on Simonstone Lane and this will continue to receive planning enforcement. Request additional impaired mobility spaces and would welcome a condition restricting the number of HGV movements to between 6-10 deliveries per week.

LCC: (STRATEGIC SECTION)

The Council no longer provides strategic planning reviews in response to consultations but suggests the Council contacts specialist advisors in relation to ecology, archaeology and other matters.

HEALTH AND SAFETY
EXECTUIVE:

Does not advise on safety grounds against the granting of planning permission.

ENVIRONMENT AGENCY:

Initially objected to the development on the grounds that the proposal is adjacent to Simonstone Brook and there has been insufficient assessment of the nature conservation value with the site. Further details have now been submitted but at the time of writing this report no additional comments have been received.

In relation to flood risk state that the surface water run off from the site should be restricted to existing rates and that appropriate conditions could be imposed, in particular a condition in relation to no development commencing until the scheme for the provision and implementation of a surface water regulations system has been approved by the Local Planning Authority as well as details relating to provision of surface water drainage works.

In relation to land contamination, although they are aware of the detailed report accompanying the application they still consider that a condition should be imposed relating to a desktop study to identify all previous site uses.

ADJACENT LOCAL
PLANNING AUTHORITY
(HYNDBURN):

The proposal would represent a reduction in the width of the Green Belt between settlements, albeit minimal. In terms of Green Belt policy, unless the Local Planning Authority has a local planning authority has a local policy that allows such development, they would favour a refusal on the grounds of inappropriate development.

ADDITIONAL
REPRESENTATIONS AND
STATUTORY
ADVERTISEMENT:

No representations have been received.

Proposal

This application is for a new foundry located to the rear of the recently refurbished main production building. Access to the site is from the existing vehicular access off Simonstone Lane. The new building will accommodate a new investment casting foundry which will be integrated with the existing engineering production facility.

The building is located within part of what is defined as the original operational curtilage of the former Mullards site.

The proposed building has a footprint of approximately 3,250m² and measures 65m x 50m. It incorporates two storey office accommodation to the south which includes approximately 160m² of accommodation at first floor. The maximum height of the building would be 7m.

To the rear of the main building would be a 30m deep transport yard which will accommodate, amongst other things, waste skips and wagons as well as articulated lorries which would serve the site. There is a 3000m² car park to be situated to the west of the foundry which will comprise of three aisles with associated car parking bays.

The proposed building is to be constructed of a mixture of brick work and cladded materials. There are various delivery doors located on the east, north and west elevations. The south elevation has windows on ground floor and windows on first floor which would serve the office accommodation.

Site Location

Fort Vale Engineering is located on the former Mullards and Phillips Works and has vehicular off Simonstone Lane. The proposed building is at the rear of the main buildings and would be partly within the designated Green Belt site and would be in close proximity to the boundary with Hyndburn Borough Council. Land to the rear is agricultural but the site, the subject of this application, can be seen as former developed land.

Relevant History

3/2006/0824/P – Refurbishment of existing building and creation of new car parking and landscaping. Approved with conditions.

3/2007/0893/P – New warehouse units. Approved with conditions.

Relevant Policies

Policy G1 - Development Control.

Policy G3 - Settlement Strategy.

Policy ENV4 - Green Belt.

Policy EMP7 - Extensions/Expansions of Existing Firms.

Policy EMP8 - Extensions/Expansions of Existing Firms.

PPG2 – Green Belt.

PPS1 – Delivering Sustainable Planning.

PPS4 – Planning for Sustainable Planning Growth.

Environmental, AONB, Human Rights and Other Issues

The main considerations in dealing with this application relate to the impact the development would have on the Green Belt, highway implications of the proposal, the visual impact, landscaping and ecology issues, residential amenities issues and also the possible regeneration and local economy issues.

Green Belt Issues

It is evident from the development that the proposal does involve an intrusion into the adjoining Green Belt land yet the area the subject of this application has in many can also be referred to as a former developed area. The site is therefore of a brownfield nature and has little landscape value.

In relation to the Green Belt Policies ENV4 states that permission will not normally be granted except in special circumstances for the erection of new buildings other than for the purpose of agriculture, forestry, outdoor sport and recreation and for other land uses which preserve the openness of the Green Belt but which do not conflict with the purpose of the designation. In relation to national guidance it confirms that the only exceptions to the policy are developments which show overwhelming reasons of local need. Such reasons will include developments essential to provide or improve essential local services where these cannot be met elsewhere in a more suitable location.

It is clearly evident that the building itself represents a significant incursion into the Green Belt and, as such, regard must be given to its impact and whether or not there are exceptional circumstances to justify the scheme. In assessing whether or not the building would impinge on the openness of the Green Belt, it is proper to have regard to the visual impact and assess not only the immediate built up area but the buildings in the local vicinity.

The applicant has sought to justify the exceptional case by indicating the current business with the creation of a casting process integrated at the main manufacturing facility at Simonstone would eliminate the need for significant transportation between two Lancashire sites and help make the company more efficient.

I accept that the scheme would impinge on the openness of the Green Belt but having regard to all other material considerations and in particular that the land could be regarded as previously developed, and that the visual impact will be limited given the extent of the existing buildings, I consider that this scheme would be acceptable in relation to terms of Green Belt issues.

Highway Matters

The County Surveyor has indicated no objection in principle but would request a condition restricting the number of vehicular movements. In this respect I consider the condition unreasonable and unenforceable, in particular when having regard to the previous history.

Residential Amenity

I am aware of the comments of the local Parish Council and it is right and proper to ensure that the scheme would not result in conditions that would be detrimental to residential amenity. In this respect the main issues relate to possible noise nuisance and air quality issues. I am satisfied from the accompanying reports and from the advice of the Council's Environmental Health Officer, that there are no significant issues and these could be adequately controlled by a planning condition. An air quality report has been submitted with this application which has regard to both the construction phase and an operational phase of the development which concludes that there is negligible impact on residential amenities subject to the implementation of mitigation measures embodied in the report.

Visual Impact

I am of the opinion that given the existing buildings and although this area would lead to the erection of buildings and car park area into an open area, that the overall impact is not too significant to warrant a recommendation of refusal. In relation to materials I am satisfied that a planning condition could be imposed to ensure that the building is appropriately designed. In order to reduce the overall impact I consider that a landscaping scheme could be imposed on the boundary of the site which relates to the western part of the site and the open area.

Conclusion

I note the comments of the Parish Council and I am fully aware that the site is within the Green Belt and I consider that both the concerns of the Parish Council could be met in a planning condition and that the overall openness of the Green Belt is not significantly harmed by this extension which is also into a former developed part of the site.

On this basis I consider that the application should be advertised as a departure and these issues in relation to the Green Belt will be examined by the Government Office North West.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant impact on nearby residential amenity nor would it have an adverse visual impact, nor have a detrimental impact on the Green Belt designation.

RECOMMENDATION: that the Director of Development Services be MINDED TO APPROVE the proposal subject to the formal advertisement as a departure and reference to Government Office North West in accordance with the Town and Country Planning (Green Belt) Direction 2005 and 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 relates to the plans submitted within this application - drawing numbers AL(2-)11, AL(2-)10, AL(2-)01 and AL(2-)02.

REASON: For the avoidance of doubt

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

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

4. Precise 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.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. No development approved by this planning permission shall be commenced until:
 - a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a siagrammaatical representation (Conceptual Model) fo the site of all potential contaminant sources, pathways and receptors has been provided.
 - b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to and approved in writing by the lps prior to that investigation being carried out on the site.
 - c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.
 - d) A Method Statement and remediation strategy, based on the information obtains from (c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the method statement. This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the method statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved method statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed I the report.

REASON:

- (a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.

(b) To enable:

- A risk assessment to be undertaken;
- Refinement of the conceptual model; and
- The development of a method statement and remediation strategy.

(c) & (d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to commencement of details further details of acoustic measures in accordance with the submitted noise report received by the Local Planning Authority on 9 December 2010 shall be submitted to the Council. The measures shall be implemented and thereafter retained before commencement of use of the buildings. These measures shall include acoustic barriers and additional sound insulation to the building and any plant or machinery.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

8. All deliveries to the site shall only be between the 0800 hours to 1700 hours Monday to Saturday with no deliveries on Sunday or Bank Holidays.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

9. The roller shutter doors on the building, the subject of this application, shall be fitted with automatic closing devices and acoustic curtains and shall not be open between 1930 hours and 0700 hours.

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

10. Noise emitted from the site shall not exceed

45dB La eq 10hr at Railway Terrace
42dB La eq 10hr rear of Bank Terrace
49dB La eq 10hr River Bank Terrace
during the day and at night time not exceed 41dB La eq 9hr 30 min at Railway Terrace
38dB La eq 9hr 30min rear of Bank Terrace
40dB La eq 9hr 30min River Bank Terrace

REASON: In the interest of safeguarding residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

APPLICATION NO: 3/2010/0758/P

(GRID REF: SD 3657444 500065)

PROPOSED ERECTION OF 12 DWELLINGS, ASSOCIATED ACCESS AND PARKING, AND LANDSCAPING WORKS AT TROUGH ROAD, DUNSOP BRIDGE

PARISH COUNCIL:

Request that the Parish Council be consulted on the occupancy criteria of the Section 106 Agreement relating to this application and given the opportunity to put the final draft before the application is considered to the Planning and Development Committee.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

I have no objection in principle to this application on highway safety grounds.

As part of the consultation process highway safety issues have been discussed with the agent for the Applicant and the drawing submitted in support of the application reflect an agreed proposal.

Further to the initial plans provided, it has been possible to achieve satisfactory sightlines and an acceptable separation of accesses, by setting back the hedgerow approximately 1.5m between the new accesses and by 1m to the north west of the more northerly access. These amendments were included in plans submitted on 18 June and 16 November 2010 and copies are attached.

The introduction of a 30mph Speed Limit, to include the entire frontage of the site is presently being considered by Lancashire County Council. The provision by the Applicant of additional measures to reinforce compliance with such a reduced Speed Limit outside the school, for example with the introduction of improved and interactive school warning signage, would be appropriate. I would recommend the inclusion of such a provision as a Condition, should any future consent be granted.

LANCASHIRE COUNTY
COUNCIL:

In relation to transport they consider there may be a contribution towards sustainable transport measures.

Education – should this development go ahead, the nearest secondary school would be Bowland High School, which is 7.64 miles from the site. As this is over 3 miles, there would be a transport cost implication for Lancashire County Council in respect of any secondary age pupil residing on the site.

Waste Management – the County Council makes vital major investments in waste management infrastructure for the reasons of environmental protection and sustainability. To secure the County Council's budget position as a waste disposal authority, they consider that there should be a request of £5,760 for waste management contribution.

LANCASHIRE COUNTY
COUNCIL (AREA OF
OUTSTANDING NATURAL
BEAUTY OFFICER):

In many ways this application exemplifies the high standards that can be achieved in planning design of new development to conserve and enhance the Area of Outstanding Natural Beauty. It accords with the purposes of the AONB designation with the objectives of the Forest of Bowland AONB Management Plan. Believe it will be visually enhancing and unifying effect on the village of Dunsop Bridge respected in setting and bringing social and economic benefits to strengthen the community. Overall support this application.

ADDITIONAL
REPRESENTATIONS:

One letter of objection has been received which questions the use of Greenfield sites when there are redundant farms in the vicinity. Also questions the need for new housing.

Proposal

This proposal seeks detailed consent for a residential development comprising of 12 dwellings with associated access, parking and landscaping. There are two parts of this proposal, one area to the south of the site and which would be south of the village hall complex and the other to the north of the site which is actually south of the Thorneyholme Primary School. Both are accessed from the Trough Road, Dunsop Bridge. The development site comprises predominately two blocks of terraced developments in the form of traditional stone cottages and there is also to be one detached block on the northern part of the site which is a semi detached dwelling. The height to eaves of the semi detached property is 4.6m with a height to ridge of 8.4m. The height to eaves of the terraced units are 5.5m with a height to ridge of 7.7m. The buildings are to be constructed of natural stone and there are stone jambs and lintels. The proposed houses will be five person, three bedroom houses. The scheme incorporates the use of Air Source Heating units which are internally located within the plumbing.

Site Location

The sites are located adjacent to the Dunsop Bridge Village Hall and Thorneyholme Primary School with access off Trough Road. The land is within the Area of Outstanding Natural Beauty on the outskirts of Dunsop Bridge.

Relevant History

None.

Relevant Policies

Policy ENV1 - Area of Outstanding Natural Beauty.
Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy H19 - Affordable Housing - Large Developments and Main Settlements.
Policy H20 - Affordable Housing - Villages and Countryside.
Policy H21 - Affordable Housing - Information Needed.
PPS3 – Housing.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration in the determination of this application are the principle of development; affordable housing; highways access and accessibility; impact upon the landscape/trees/visual amenity; neighbour amenity/noise; which will each be discussed below under appropriate sub headings.

Land use issues and establishing whether the principle of residential development is acceptable

The policy basis against which this scheme should be appraised is set out in the context of National, Regional and Local Development Plan policies.

At National level, Planning Policy Statement 3 – Housing confirms that Local Planning Authorities must identify a 5 year housing land supply and where they cannot, residential developments should be favourably considered taking account of policies in PPS3 and in particular paragraph 69 which specifically refers to:

- achieving high quality housing;
- ensuring a good mix of housing;
- the suitability of the site for housing;
- using land effectively and efficiently;
- ensuring the proposal is in line with planning for housing objectives;

Notwithstanding the outcome of the recent High Court ruling against the Secretary of State, the Council in accord with Government Guidance determined to continue to apply the Regional Strategy housing requirements for the purpose of determining a 5-year land supply. The housing requirement for the borough is established in the Regional Plan that has recently been confirmed as being extant which the Council must have regard to.

Recent monitoring demonstrates that the Council is unable to identify a 5-year supply, and consequently the provisions of PPS3 are applicable until the point at which a 5-year supply is available. We currently have 3 years supply measured against our requirements.

To help to determine the suitability of any site against the requirements of PPS3, it necessary to refer to the saved policies of the Districtwide Local Plan. As previously stated, this site is outside, but immediately adjoins, the settlement boundary of Dunsop Bridge.

As the site is within the Area of Outstanding Natural Beauty and the open countryside Policy G5 of the Districtwide Local Plan is appropriate. It is normally the case to restrict development unless there are exceptional circumstances. It is evident that the proposal is for affordable housing and, as such, would normally meet the criteria of the relevant policy.

Affordable Housing

As the site is outside the existing settlement boundary of Dunsop Bridge it is necessary to satisfy the Council's affordable housing requirement. Policies H20 and H21 are particularly appropriate in this instance. Policy H20 states that the site should be for 100% affordable housing and intended to meet a local need. Policy H21 gives a requirement that applications need to incorporate details of who the units will be expected to accommodate as well as how the dwellings will be managed.

The evidence of need is normally provided by a Housing Needs Survey. The 2009 Housing Needs Survey identified 13 households in Dunsop Bridge required either 2 or 3 bedroomed accommodation with 2 requiring rental. The social housing waiting list has 5 applicants registered with a local connection and following on from the presentation of this scheme in August 2010 prior to submission of this application 8 householders in Dunsop Bridge and 9 householders from neighbouring parishes registered an interest. To conclude, the Council's Senior Housing Officer is satisfied that there is sufficient evidence of demand and as such has no objections to the proposal. I note the objection from a local resident about whether there is a need for housing but it is clear that evidence exists in this instance. The application is subject to a Section 106 Agreement which is background paper to this report and Members can refer to this draft document in full. The draft Agreement ensures that:

- units are for rental at an affordable rent;
- grant of tenancy shall be only to persons who are in a financial need;
- location of the units according to the agreed priority criteria (Members are asked to refer to the draft Agreement for the criteria but it should be noted that the Council's Senior Housing Officer is satisfied with the Agreement. However, although some minor changes may be required, it is broadly in line with the policies of the Districtwide Local Plan).

To conclude, I am satisfied that the proposal would be in accordance with the requirements of the relevant policies and guidance in relation to housing.

Highway and Access Considerations

In relation to highway and access issues the County Surveyor is satisfied that the scheme complies with the relevant standards. The northern part of the site has two access points with parking areas designated at the rear of the properties. There is also a footpath area adjacent to the highway as well as one behind the proposed hedgerow so as to reduce the likelihood of parking on the main carriageway.

The southern part of the site has a similar arrangement with two access points serving the proposed parking areas with five spaces adjacent to the village hall boundary and ten spaces adjacent to the existing housing complex.

On the basis that the County Surveyor is satisfied with the proposal and subject to appropriate conditions, I see no reason to object to this development on highway grounds.

Impact on Landscape and Visual Impact

As the development involves new build into an area of outstanding natural beauty there is inevitably a visual impact on the openness of the area. It is interesting to note that the Lancashire County Council Area of Outstanding Natural Beauty Officer is supportive of the proposal and considers it would have a visually enhancing and unifying effect on the village and bring social and economic benefits to the community. I do agree with his comments and consider that, subject to careful design, the proposal would enhance the overall locality.

I am satisfied that the design and materials proposed reflect the character of the area and represent a high quality development. The proposed houses reflect the local vernacular style in terms of design and materials and would use natural sandstone and natural slate as the main materials.

In terms of relation to the landscape and visual impact I am of the opinion that the southern part of the development has a good relationship to the existing built form whereas the northern part of the site is more divorced and could appear as a linear extension to Dunsop Bridge on the Trough Road. However there is a wooded copse at the extremity of this site which helps to define the boundary and give some logical extent to a possible building form.

The proposed scheme details significant additional landscaping but also involves the removal of some hedgerows to create vehicular access. The proposal include additional hedgerows on the northern boundary of the site as well as a new woodland copse. An amended landscaping scheme has now been submitted to meet the requirement of the Council's Countryside Officer.

The scheme also includes two areas of allotments at the rear of the properties and these allotments would be enclosed by a boundary wall.

It is evident that some of the trees shown as retained may be affected by excavation works in relation to the development. It is therefore important to require detailed arboricultural assessment in relation to elements of the site.

I am satisfied that, subject to the amended landscape plans and adequate control over use of appropriate development would have an acceptable visual impact and I believe that could be regarded as a positive especially when considering all other issues, such as its contribution to affordable housing and the well being and livelihood of the local community.

Impact on Residential Amenity Issues

I am satisfied that given the development's distance away from adjoining properties and the school and village hall that it would not result in adverse impact on the amenities of the adjacent properties and given the distances between the properties it would be unlikely to lead to loss of privacy.

Renewables

The proposed scheme exceeds the guidance set out in PPS 1 in relation to 10% renewables. The renewable element of the scheme is met with the use of air source heat pumps which are installed in an enclosed plant room at the rear of the buildings. Detailed calculations have been provided to show that this is anticipated to comply with in excess of 10% of overall energy use.

Section 106 Agreement

A draft Section 106 has been submitted which would ensure that the units are retained as affordable dwellings with a restricted occupancy clause. There are no other financial contributions towards other services as part of this Agreement. Members are once again requested to refer the draft Agreement which is included in this Agenda.

Conclusion

I am satisfied that the proposal would result in a development that would positively contribute to the Area of Outstanding Natural Beauty and on the basis that the development is for a scheme that represents 100% of the units to be affordable I consider a recommendation of approval to be appropriate.

I note the concerns of the Parish Council but consider that as there has been considerable dialogue during the process of this application and given that the Section 106 is compliant to the requests of the Senior Housing Officer, it would be unreasonable to delay the application for further involvement. However, there is no reason to prevent the applicant entering into further dialogue with the Parish Council at any stage.

SUMMARY OF REASONS FOR APPROVAL

RECOMMENDATION: That planning permission be DEFERRED AND DELEGATED to the Director of Development Services for approval following the satisfactory completion of a Section 106 Agreement to include the provision of affordable housing in accordance with the draft Section 106 Agreement appended as a background paper to this report which indicates that 100% of the units shall be for affordable housing and 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 plan references P2153/02A, P2153/01A, 119P15A, 119P14A, 119P13B.

REASON: For the avoidance of doubt.

3. This permission shall relate to the amended landscaping plan submitted on 10 February 2011. The development hereby permitted shall not be commenced until further details of the existing trees, including their diameter at breast height with details of the root protection, have been submitted to, and approved in writing by, the Local Planning Authority.

The 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. This permission shall be read in conjunction with the Section 106 Agreement dated

REASON: for the avoidance of doubt as the application is subject of an Agreement.

5. Prior to commencement of development, a plan showing additional highway measures to reinforce compliance with a reduced speed limit outside the school shall be submitted to and approved in writing by the Local Planning Authority and implemented before occupation of the units.

REASON: In the interest of highway safety and to comply 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 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.

7. 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.

8. This proposal shall relate to the details of the renewable energy production methods submitted with this application and the buildings shall not be occupied until these measures have been incorporated in the scheme and thereafter retained.

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

9. Prior to commencement of development precise details of a phasing plan shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the phasing of the site in the interests of visual amenity and to comply with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

BACKGROUND PAPERS

Draft Section 106 Agreement submitted with the application.

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

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

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0456/P	Replace existing approved outbuilding and existing loose boxes with a new garage and timber loose boxes	Sheepcote Farm Wiswell
3/2010/0668/P	Application for non-material amendment to allow the substitution of the previously approved 15m Eoltec wind turbine, with a C&F Green Energy CF6e wind turbine	Moor Game Hall Dutton Longridge
3/2010/0818/P	Change of use of ground floor office to shop and insertion of shop fronts	1A New Market Street Clitheroe
3/2010/0868/P	Application to install Photovoltaic (Solar) panels on all roof surfaces as appropriate on buildings at the business park (excluding units 3-7 inc., 10-14 inc., and Olympic House). All panels to be affixed by aluminium rails raising roof surfaces by approximately 80mm	The Sidings Business Park Whalley
3/2010/0875/P	Resubmission of application 3/2010/0266/P for a front and rear dormer and a rear single storey extension	15 Hillcrest Road Langho
3/2010/0892/P	Application for the discharge of condition number 3 (surface water drainage) of planning permission 3/2010/0618/P	The Traders Arms Mellor Lane, Mellor
3/2010/0895/P	Substitution of house type in connection with approved application 3/2008/0934/P on land adjacent	32 Dilworth Lane Longridge
3/2010/0911/P	Discharge of conditions relating to materials, boundary treatment to watercourse, surface water regulation, disposal of foul and surface water and new entrance gateway to public open space and contaminated land conditions	Barrow Brook Barrow
3/2010/0951/P	Proposed erection of two 18m high, 20Kw wind turbines	Slack Farm Newsholme, Clitheroe
3/2010/0956/P	Proposed two-storey extension accommodating carport, gym and guest-suite linked to the house via a single storey office and porch extension and proposed Orangery in the North West corner to replace the existing office	Throstle Nest Saccary Lane Mellor

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0962/P	Application for a Certificate of Lawful Development for the proposed incorporation of garden area into curtilage	White Carr Lodge Barn Dilworth Bottoms, Ribchester
3/2010/0963/P & 3/2010/0986/P	Renewal of planning consent 3/2007/1017/P for change of use from shop and dwelling to shop with living accommodation and separate dwelling. Renewal of listed building consent 3/2007/1016/P for alterations and repairs to the existing building (change to shop with living accommodation and a separate dwelling)	1 & 3 Windy Street Chipping
3/2010/0976/P	Removal of existing cattle housing to be replaced with an open fronted building to cover cattle handling facilities	Cragg House Farm Out Lane, Chipping
3/2010/0978/P	Proposed car-port and upgrading of outbuilding	Jersey Farm Knowsley Road, Wilpshire
3/2010/0984/P	Proposed extension to the existing Granny Annex and proposed new garage. Resubmission of application 3/2010/0631/P	Cockerham Hall Saccary Lane, Mellor
3/2010/0991/P	Continued siting of two portakabins for office use	New Garage, Mitton Road Whalley
3/2010/0995/P	Application for the discharge of condition no. 5 (materials) of planning consent 3/2010/0185/P	Land off Church Street (B6478), Slaidburn adjacent Baite Laithe
3/2010/0997/P	Amended resubmission of application 3/2010/0323/P for a low level roof integrated system with 12 solid black panels and a smaller surface area to reduce the visual impact of the proposed solar array	The Barn Turner Fold Read
3/2010/0998/P	Amended resubmission for proposed improvements and alterations to the outbuilding to provide ancillary guest accommodation at	Dovesyke Farm, Eaves Hall Lane, West Bradford
3/2010/1004/P	Extension to dining room	Gibbon Bridge Hotel Green Lane, Chipping
3/2010/1008/P	Application for the discharge of condition no. 6 (contamination risk assessment), condition no. 14 (foul and surface water treatment) and condition no. 15 (foul drainage treatment plant) of planning consent 3/2009/0513/P	1 & 2 Harrop Gate Barn Harrop Fold Lane Ends Grindleton
3/2011/0023/P	Retrospective application for change of use of first floor to self-contained flat with access from rear	81 Berry Lane Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0031/P	Discharge of condition 13 (landscaping) of planning consent 3/2010/0628/P	Moor Barn, Clitheroe Road Knowle Green
3/2011/0034/P	Non material amendment to planning consent 3/2009/0399/P which involves removal of windows to northeast elevation and change some materials, variation in window positions on southwest and southeast elevation, adjustments to onsite parking with the provision of additional parking spaces, details of bin stores and air source heat pumps and boundary wall to club row houses to enable accommodation of bins and bin store for flats	land off Kirklands Chipping

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0901P	Demolition of existing garage. New two-storey extension to the North side of the house incorporating a small single storey 'lean-to' to the East (rear) elevation, and front porch extension proposal to create a family dining/kitchen and utility at ground floor and a bedroom with a new bathroom arrangement at first floor	18 Roman Way Highmoor Park Clitheroe	Policy G1 - lead to conditions to the detriment of highway safety. Policies G1, H10 and the SPG 'Extensions and Alterations to Dwellings' - over prominent addition to the detriment of the visual appearance of the property itself and the wider street scene.
3/2010/0905/P	Proposal to remove existing window and stonework, drop the existing cill level and replace windows and stonework	Salesbury Primary School Lovely Hall Lane Salesbury	G1 – Detrimental visual impact upon the character and appearance of this historic aspect of the school to the visual detriment of the locality.
3/2010/0923/P	Replacement of existing window with glazed external doors to restaurant	The Millstone Hotel, Church Lane, Mellor	G1 – Increased noise disturbance to the detriment of neighbouring residential amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
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.
3/2010/0959/P	Proposed Agricultural Workers Dwelling (Temporary for Three Years)	Stubs Wood Farm Rimington Lane Rimington	<p>Contrary to PPS 7 'Sustainable Development in Rural Areas and Policies 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 Stubs Wood Farm, Rimington Lane, Rimington.</p> <p>Contrary to Policy ENV3, as the siting of the caravan is considered detrimental to the visual amenity of this particular location within the open countryside</p>
3/2010/0982/P	Installation of an air source heat pump to rear and roof mounted solar collector to front roofslope	1 Brights Close Newton	G1, ENV16, ENV19, ENV25 - Incongruous development, harmful to the visual appearance of Newton Conservation Area and the setting of the adjacent Listed Building.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2010/0996/P	External alterations including formation of new ground floor bedroom window, new double door opening in position of ground floor window, three new velux rooflights within the roof of the rear lower slope. Rebuilding of structurally unstable lower gable wall. All materials to be reclaimed natural stone	Hill House Barn Sawley Road Grindleton	Policies G1, ENV1, H17 – Unsympathetic alterations to the detriment of the character of the building and visual amenities of ANOB.
3/2010/1002/P	Conversion of redundant agricultural barn for holiday let	Huckle Ing Barn Gisburn Road Gisburn	G1, ENV1, H17 – design detrimental to the building's historic fabric and the visual amenities of the AONB.
3/2010/1013/P	Outline application for the erection of three detached dwellings with detached garages	46 Higher Road Longridge	Contrary to Policies G1 and T1 of the Districtwide Local as a number of aspects of the proposal will be detrimental to highway safety for residents, pedestrians and other motorists. Contrary to Policies G1 and G6 of the Ribble Valley Districtwide Local Plan. The proposed development would compromise the visual quality and openness of the site to the detriment of the area, without an overriding material consideration(s) in the public interest.
Cont/			The proposed development would be harmful to the

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont....			character, appearance and significance of listed building and conservation area settings and contrary to Policies ENV19 and ENV16 of the Ribble Valley Districtwide Local Plan, and PPS5.

SECTION 106 APPLICATIONS

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

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0931/P	Certificate of Lawfulness for an Existing Use – to establish residential use for existing cottage which was originally built as a holiday home	The Cottage, Rabbit Lane Bashall Eaves Clitheroe
3/2010/0952/P	Application for a Lawful Development Certificate for a proposed replacement garage	10 Higherfield Langho
3/2010/0962/P	Application for a Certificate of Lawful Development for the proposed incorporation of garden area into curtilage	White Carr Lodge Barn Dilworth Bottoms, Ribchester

REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0969/P	Application for a lawful development certificate for a proposed cantilevered canopy	Glen View 8A Longridge Road Hurst Green

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PART 24 – TELECOMMUNICATION CODE SYSTEM OPERATORS – PRIOR NOTIFICATION – GRANTED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0036/N	Covered midden to be erected above existing concrete midden area	Woodhouse Gate Farm Catlow Road Slaidburn

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>
3/2010/0233 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
3/2010/0635 D	18.1.11	Mr Steve Burke Proposed provision of a pair of handrails to the vestry door in the east elevation of the church At Mary & All Saints Church Church Lane Whalley	WR	–	Notification letter sent 24.1.11 Questionnaire sent 31.1.11 Statement to be sent by 1.3.11
3/2010/0738 C	24.1.11	Diocese of Bradford Construction of three affordable two-storey houses Land on Main Street Grindleton	WR	–	Notification letter sent 31.1.11 Questionnaire sent 2.2.11 Statement to be sent by 3.3.11

LEGEND

- D – Delegated decision
- C – Committee decision
- O – Overturn