

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 7 April 2011 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

|            |               |
|------------|---------------|
| R Adamson  | J Rogerson    |
| D Berryman | J S Sutcliffe |
| R J Elms   | M Thomas      |
| T Hill     | R Thompson    |
| B Hilton   | .J White      |

In attendance: Head of Legal and Democratic Services, Head of Planning Services and Senior Planning Officer.

### 835 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Holgate, C Punchard and D Taylor.

### 836 MINUTES

The minutes of the meeting held on 17 March 2011 were approved as a correct record and signed by the Chairman.

### 837 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2011/0137/P in relation to Mill Farm, Preston Road, Longridge.

### 838 PUBLIC PARTICIPATION

There was no public participation.

### 839 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 840 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2009/0968/P (GRID REF: SD 360063 437810)  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 9  
NO. DWELLINGS AT FELL VIEW, BARNACRE ROAD, LONGRIDGE

The Head of Planning Services reported another letter of objection and the formal views of the County Surveyor who had no objections but requested that should the application be approved, there be a condition about garages.

REFUSED for the following reason:

1. The proposed development by virtue of its layout, design and orientation, would lead to conditions detrimental to residential amenity and cause overlooking to the properties and the rear gardens of dwellings on Inglewhite Road and as such be contrary to Policy G1 of the Districtwide Local Plan.

(Mr Platt spoke against the above application).

2. APPLICATION NO: 3/2010/0353/P (GRID REF: SD 370119 443686)  
PROPOSED CHANGE OF USE OF BARN (CURRENTLY IN USE AS AN OFFICE) TO TWO RESIDENTIAL DWELLINGS AND ERECTION OF ONE DETACHED GARAGE AT CLOUGH BOTTOM FARM, RABBIT LANE, BASHALL EAVES, CLITHEROE

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 Reference No. BAC/01 Dwg 02B Amendment E.

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 18 March 2011.

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

4. The curtilage of the two dwellings hereby approved, is that area of land enclosed by the green edge indicated on the attached plan entitled 'Approved Curtilage'.

REASON: For the avoidance of doubt as the proposal was the subject of agreed amendments in the interest of visual amenity, in compliance with Policies G1 and ENV1 of the Local Plan.

5. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

8. 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 dwellings, and any future additional structures, hard standing or fences including any development within the curtilage, as defined in Schedule 2 Part 1 Classes A to H and Part II Class A shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the site to ensure the future protection of the character and appearance of the building in compliance with Policy ENV1 of the Ribble Valley Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

10. 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.

11. The development hereby permitted shall not be commenced until full details of the proposed hard and soft landscaping of the site, and materials proposed to be used, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the permeable driveway surface and the paving proposed to be used and the construction methods for the new stonewall to the southeast corner of the site, and details of the new gates.

REASON: In the interests of the amenity of the area and to comply with Policies G1, ENV1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

12. Prior to the commencement of development, the surface of the access track on to the site shall be improved for the approved residential use. Details of this shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing.

REASON: In the interests of highland safety.

#### INFORMATIVES

1. 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.
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

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

3. APPLICATION NO: 3/2011/0009/P (GRID REF: SD 373542 437714)  
APPLICATION TO REMOVE CONDITION NUMBER 3 OF PLANNING PERMISSION 3/2008/0343/P TO ALLOW THE GARAGE/ANNEX TO BE USED AS A SEPARATE RESIDENTIAL UNIT AT THORNEYCROFT, CLITHEROE ROAD, BARROW

GRANTED subject to the following condition(s):

1. Prior to the first occupation of the annex as an independent dwelling, separate curtilages for the two dwellings shall be formed by the erection of a wall or fence in the position shown on the additional plan received on 18 March 2011 in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, the physical boundary between the two curtilages shall be permanently retained to the satisfaction of the Local Planning Authority.

REASON: To ensure a satisfactory level of privacy and amenity for the occupiers of the two units and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. The existing hard surfaced parking areas in front of both residential units shall be retained in perpetuity to the satisfaction of the Local Planning Authority.

REASON: To ensure the satisfactory provision of off-street parking spaces for both units in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling, (ie the former annex) including the formation of any additional door or window openings, and any development within its curtilage as defined in the Schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of the amenities of nearby residents in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

4. APPLICATION NO: 3/2011/0096/P (GRID REF: SD 369944 436647)  
PROPOSED ERECTION OF TWO STOREY DWELLING AND AMENDMENTS TO LAYOUT AND FORMER LIVE/WORK STATUS OF PLANNING CONSENT 3/2010/0419 AT PLOT 1, WEAVERS LOFT, CHERRY DRIVE, BROCKHALL VILLAGE

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. The window(s) on the eastern elevation of first floor of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity. Details of the glazing shall be submitted to the Local Planning Authority before occupation of the building. The secondary bedroom windows shown on plan No 2740/203 shall be fixed paned windows.

REASON: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.

3. No development shall take place until a survey of trees within and immediately adjacent to the site which forms part of Woodland reference W9 in the Brockhall Tree Preservation Order 1991 has been submitted to and approved in writing by the Local planning Authority. Any plan shall also incorporate detailed specification and location of fencing and any other measures to be taken for the protection of any retained trees from damage before or during the course of development.

REASON: In the interest of the amenity of the area and to comply with Policy G1 of the District wide local plan.

4. The permission shall relate to the development as shown on Plan References 2740/103, 2740/202 and 2740/203 received with this application.

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

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

5. APPLICATION NO: 3/2011/0137/P(GRID REF: SD 360225 436956)  
PLACEMENT OF A SINGLE STOREY PORTABLE OFFICE UNIT WITH LINK TO EXISTING OFFCIES AT MILL FARM, PRESTON ROAD, LONGRIDGE, LANCASHIRE, PR3 3AN.

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 2-Revision C and 038111 Revision S-0.

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

3. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the boundary hedge

indicated on drawing no. 2-Revision C should be protected in accordance with the BS5837 [Trees in Relation to Construction]. This protection zone 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.

REASON: In order to ensure that the boundary hedge is afforded maximum physical protection from the adverse affects of development.

(Councillor Rogerson returned to the meeting).

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

REFUSED for the following reason:

1. The proposed redevelopment would be harmful to the character, appearance and significance of Whalley Conservation Area because of its incongruous plan form, scale, roof configuration and over extensive and poorly proportioned shop frontage. This would be contrary to Policies G1, ENV16 and ENV18 of the Ribble Valley Districtwide Local Plan.

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

7. APPLICATION NO: 3/2010/1014/P (GRID REF: SD 378059 437441)  
PROPOSED REMOVAL OF REDUNDANT INDUSTRIAL BUILDING AND PROPOSED CONSTRUCTION OF 5 NO HOUSES WITH ASSOCIATED PARKING AT THE OLD PRINT WORKS, STUBBINS LANE, SABDEN

RECOMMENDATION: That Committee be minded to grant permission subject to the following conditions and therefore DEFER AND DELEGATE to the Director of Community Services to negotiate the satisfactory completion of a Section 106 Agreement (in the terms described in the "Contents of Section 106 Agreement" section of this report) to deal with the delivery of affordable housing.

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 development as shown on drawing number 1044/01/B, 1044/10/A, 1044/11/A and 1044/12/A.

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. This shall include the submission of precise details of the colour and materials of construction of the proposed solar panels.

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 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within the curtilage as defined in the schedule to Part 1 Classes A to E shall not be carried out unless further planning permission has first been granted in respect thereof.

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

5. Prior to the first occupation of any of the dwellings hereby permitted, the proposed 8 parking spaces, the associated manoeuvring area and access from Stubbins Lane shall all have been provided in accordance with the submitted plans to the satisfaction of the Local Planning Authority. Thereafter, these parking spaces, manoeuvring area and access shall all be retained permanently clear of any obstruction to their designated use.

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

6. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 27 September 2010.

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



841 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:

842 APPLICATIONS APPROVED

| <b><u>Plan No:</u></b> | <b><u>Proposal:</u></b>  | <b><u>Location:</u></b>                                 |
|------------------------|--|---|
| 3/2009/0979/P          | Proposed replacement dwelling after demolition of the existing cottage   | Ashes Farm Cottage<br>Salesbury                         |
| 3/2010/0756/P          | Reserved matters application for Phase 1C of the proposed redevelopment comprising 30 residential units at site                  | Rectella Works<br>Woone Lane<br>Clitheroe               |
| 3/2010/0767/P<br>(PA)  | Landscaping, part change of use from industrial land to residential curtilage, conversion of turbine housing to garden room      | Primrose House<br>Primrose Road<br>Clitheroe            |
| 3/2010/0768/P<br>(LBC) | Landscaping, part change of use from industrial land to residential curtilage, conversion of turbine housing to garden room      | Primrose House<br>Primrose Road<br>Clitheroe            |
| 3/2010/0884/P          | Phase 1 of a four phase application for a covered manure store   | Higher Woodhouse<br>Farm<br>Woodhouse Lane<br>Slaidburn |
| 3/2010/0885/P          | Phase 2 of a four-phase application for an agricultural livestock building   | Higher Woodhouse<br>Farm<br>Woodhouse Lane<br>Slaidburn |
| 3/2010/0886/P          | Phase 3 of a four-phase application for an agricultural livestock building   | Higher Woodhouse<br>Farm<br>Woodhouse Lane<br>Slaidburn |
| 3/2010/0887/P          | Phase 4 of a four-phase application for an agricultural storage building   | Higher Woodhouse<br>Farm<br>Woodhouse Lane<br>Slaidburn |
| 3/2010/0900/P          | Proposed change of the external paintwork from black to navy blue, cream and stone coloured eco friendly paint, heritage colours | 32-36 Moor Lane<br>Clitheroe                            |
| 3/2010/0933/P          | Proposed non-illuminated stone built structure housing property name   | Beacon Reach<br>Ward Green Lane<br>Ribchester           |

| <b><u>Plan No:</u></b> | <b><u>Proposal:</u></b>  | <b><u>Location:</u></b>                                   |
|------------------------|--|---|
| 3/2010/0977/P          | Part change of use to extend existing workshop into remaining part of existing building (no external alterations)  | Kitchen Green Farm<br>Preston Road<br>Ribchester          |
| 3/2010/0980/P          | Proposed replacement dwelling at Oak Bank Farm to include a detached garage/annex and demolition of the existing dwelling and part of the existing detached annex.   | Oak Bank Farm,<br>Stoneygate Lane<br>Ribchester           |
| 3/2010/0994/P          | Application for the discharge of condition no. 2 (materials) of approved Appeal Decision in relation to application 3/2009/0951P   | 13 Main Street<br>Bolton-by-Bowland                       |
| 3/2010/1000/P          | Extension to existing dwelling and demolition and replacement of detached garage   | 28 The Sands<br>Whalley                                   |
| 3/2010/1001/P          | Conservation Area Consent to demolish garage   | 28 The Sands<br>Whalley                                   |
| 3/2010/1025/P          | Variation of Condition 2 (time and occupancy restrictions) of planning consent 3/1990/0414/P to be replaced with a condition reading "The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence" | Rimington Caravan<br>Park<br>Cross Hill Lane<br>Rimington |
| 3/1010/1026/P          | Variation of condition 2 (time/occupancy restrictions) of planning consent 3/1999/0758/P to read "The caravans shall be used for the purpose of holiday accommodation and not as a permanent residence"  | Rimington Caravan<br>Park<br>Cross Hill Lane<br>Rimington |
| 3/2010/1027/P          | Variation of condition number 1 (time/occupancy restrictions) of planning consent 3/2006/0932/P to read: The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence"                              | Rimington Caravan<br>Park<br>Cross Hill Lane<br>Rimington |
| 3/2011/0003/P          | Proposed new porch to front and new dormer to first floor. Re-submission of 3/2010/0585  | 2 Timbrills Avenue<br>Sabden                              |

| <b><u>Plan No:</u></b> | <b><u>Proposal:</u></b>  | <b><u>Location:</u></b>                                    |
|------------------------|--|--|
| 3/2011/0004/P          | Change of use of agricultural barn to form 2no. dwellings including demolition of existing outbuilding to be replaced with double garage to serve both properties  | Out Lane Head Farm<br>Out Lane<br>Chipping                 |
| 3/2011/0030/P          | Two-storey extension to east elevation, to include lounge to ground floor, bedroom to upper floor, and also single storey extension to include garage and hobby room. Driveway to be repositioned to a more central location.  | Glamis<br>30 Dilworth Lane<br>Longridge                    |
| 3/2011/0054/P          | Construction of new triple garage, alterations to the garden wall and improved access for vehicle entrance   | Otter House<br>9 Mitton Road<br>Whalley                    |
| 3/2011/0056/P          | Two storey side extension and single storey extension to rear  | 2 Kenilworth Drive<br>Clitheroe                            |
| 3/2011/0061/P          | Demolition of the existing garage to be replaced with a two-storey side extension. Replacement of render to rear elevation and gable elevation to be replaced with natural random stone. Erection of a conservatory and addition of a window in the gable elevation                          | Osbaldeston Hall Farm<br>Osbaldeston Lane<br>Osbaldeston   |
| 3/2011/0065/P          | Single storey rear extension utilising part of former lean-to built form and regularisation of residential curtilage   | Willow Brook Barn<br>Clitheroe Road, Dutton                |
| 3/2011/0066/P          | Application to discharge of condition no. 4 (walling and roofing materials), condition no. 6 (velux roof lights), condition no.11 (hard landscaping), condition no. 14 (bat roosting facilities) and condition no. 15 (details of ground source heat pump) of planning consent 3/2010/0540/P | Dusty Clough Barn<br>Green Lane<br>Chipping                |
| 3/2011/0070/P          | Replacement of existing signage with 'Texaco'. Two illuminated fascia signs and one illuminated price sign   | Petrol Station<br>Barrow Brook Business<br>Park<br>Barrow  |
| 3/2011/0062/P          | Application for the removal of condition no. 3 of planning consent 3/2007/1121P, to allow the unit to be used as a permanent residential dwelling  | Arbour Cottage<br>Longridge Road<br>Thornley-with-Wheatley |

| <b><u>Plan No:</u></b> | <b><u>Proposal:</u></b>  | <b><u>Location:</u></b>  |
|------------------------|--|--|
| 3/2011/0072/P          | Proposed single and two-storey extension to side and rear of the existing semi-detached dwelling   | 26 Sunnyside Avenue<br>Wilpshire   |
| 3/2011/0079/P          | Proposed single storey rear extension, and slate roof to existing conservatory   | 20 Mayfield Road<br>Ramsgreave   |
| 3/2011/0083/P          | Variation of condition no. 2 of planning consent 03/2010/0680P to allow the retention of the flat roof and existing external appearance of the existing temporary building | Barrow Primary School<br>Old Row<br>Barrow                                 |
| 3/2011/0106/P          | Replacement of existing redundant environmental monitoring station with an implement store   | Chatburn Cricket Club<br>The Playing Fields<br>off Sawley Road<br>Chatburn |
| 3/2011/0119/P          | Erection of a detached garage  | Clovely<br>91 Chatburn Road<br>Clitheroe                                   |

843

APPLICATIONS REFUSED

| <b><u>Plan No:</u></b> | <b><u>Proposal:</u></b>  | <b><u>Location:</u></b>                           | <b><u>Reasons for Refusal</u></b>   |
|------------------------|--|---|---|
| 3/2010/0537/P          | Replacement of an existing permanent chalet building with a permanent single storey dwelling   | Sugar Hill Chalet<br>Cow Ark<br>Clitheroe         | By virtue of its overall design, size and position on site in relation to the highway, proposed dwelling is considered to be unacceptable and contrary to Policies G1, ENV1, H2 and H14 of the Ribble Valley Districtwide Local Plan. |
| 3/2010/0990/P          | Replacement of sash windows downstairs to right of the porch. Like-for-like replacement with the exception of double glazing to reduce heat loss and lack of draft | Ash Grove House<br>Shawbridge Street<br>Clitheroe | The proposal would result in the unnecessary loss of important historic fabric and harm to the character (including a conspicuous change to the arrangement of  |
| Cont/                  |  |   |   |

| <u>Plan No:</u> | <u>Proposal:</u>   | <u>Location:</u>                              | <u>Reasons for Refusal</u>   |
|-----------------|--|---|--|
|                 | proofing   |   | the top and bottom sashes) of the listed building.   |
| 3/2010/1017/P   | Outline application for proposed new agricultural worker's dwelling (Re-submission of 3/2009/1046/P) | Little Middop Farm<br>Burnley Road<br>Gisburn | Contrary to PPS 7 'Sustainable Development in Rural Areas and Policies ENV1, G5 and H2, H3 and H5 of the Districtwide Local Plan, in that I do not consider there to be a functional need for an agricultural worker to live at Little Middop Farm.  |
| 3/2011/0058/P   | Internal alterations and repair to roof  | Bustards Farmhouse<br>Rimington Lane          | The implemented and proposed alterations have and will result in loss and damage to important historic fabric without record. These works include the replacement of the first flooring, tanking of walls, concreting ground floor, removal of internal walls and plaster and alterations to the roof. |

844

SECTION 106 APPLICATIONS

| <u>Plan No:</u> | <u>Proposal/Location:</u> | <u>Progress:</u> |
|-----------------|---------------------------|------------------|
|                 | None.                     |                  |

845 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

| <u>Plan No:</u> | <u>Proposal:</u>   | <u>Location:</u>                                 |
|-----------------|--|--|
| 3/2011/0096/P   | Application for a Lawful Development Certificate for a proposed single storey side extension       | Laneside Farm<br>Stocks Lane<br>Middop           |
| 3/2011/0136/P   | Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer | 4 Warrington Terrace<br>Whiteacre Lane<br>Barrow |

846 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>                                |
|-----------------|--------------------------------------|---|
| 3/2011/0154/P   | Steel portal framed storage building | Manor House Farm<br>Easington Road<br>Slaidburn |

847 APPLICATIONS WHERE SECTION 106 HAS NOW BEEN ISSUED

| <u>Plan No:</u> | <u>Proposal:</u>   | <u>Location:</u>   |
|-----------------|--|--|
| 3/2010/0001/P   | Regeneration site to provide 49 dwellings (10 of which would be affordable) with access from Watt Street and associated parking. Retention and refurbishment of Falcon House to provide 557.4m <sup>2</sup> of class B1 business space | Former Cobden Mill<br>Watt Street<br>Sabden                                      |
| 3/2010/0324/P   | Retrospective change of use of two first floor rooms from residential accommodation to a licensed area   | The Freemasons Arms<br>8 Vicarage Fold<br>Wiswell<br>(Agreement not signed yet.) |

848 APPLICATIONS WITHDRAWN

| <u>Plan No:</u> | <u>Proposal:</u>   | <u>Location:</u>   |
|-----------------|--|--|
| 3/2010/0477/P   | Change of use of field from agricultural use to equestrian use including paddocks, shelter and jumps | Ellenthorpe Kennels,<br>Bolton-by-Bowland<br>Road<br>Gisburn |
| 2/2010/0701/P   | Erection of two detached dwellings   | Land at Bentlea Road<br>Gisburn                              |

| <b><u>Plan No:</u></b> | <b><u>Proposal:</u></b>   | <b><u>Location:</u></b>                   |
|------------------------|---|---|
| 3/2011/0028/P<br>Cont/ | Demolition of attached double garage/utility room and conservatory. Erection of two-storey side/front extensions, single storey rear and side extension including annexe accommodation for dependant relatives. Two balconies to main bedrooms and green roof to NW elevation. Solar panel to SW elevation. Dormers to SE elevation. Increase in roof pitch for 10ft conversion. Internal alterations. Additional parking. Integrated solar photovoltaic tiles to SE elevation. | 1 Alston Court<br>Lower Lane<br>Longridge |
| 3/2011/0051/P          | Non-material amendment to 3/2010/0570/P for new window in the existing external wall of the SE elevation  | 20 Longsight Road<br>Chipping             |

849 APPEALS UPDATE

| <b><u>Application No:</u></b> | <b><u>Date Received:</u></b> | <b><u>Applicant/Proposal/Site:</u></b>  | <b><u>Type of Appeal:</u></b> | <b><u>Date of Inquiry/Hearing:</u></b> | <b><u>Progress:</u></b>     |
|-------------------------------|------------------------------|---|-------------------------------|--|-----------------------------|
| 3/2010/0233<br>D              | 17.11.10                     | Mr D M Clegg<br>Proposed detached house in garden area to side of Manor House (Resubmission of 3/2009/0449/P)<br>Manor House<br>Copster Green   | WR                            | —                                      | AWAITING DECISION           |
| 3/2010/0609<br>D              | 30.11.10                     | Mrs Nicola Gerrard-Russell<br>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<br>14 St. Chad's Avenue<br>Chatburn | WR                            | —                                      | APPEAL DISMISSED<br>10.3.11 |

| <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>  |
|------------------------|-----------------------|--|------------------------|---------------------------------|---|
| 3/2010/0635<br>D       | 18.1.11               | Mr Steve Burke<br>Proposed provision of a pair of handrails to the vestry door in the east elevation of the church<br>At Mary & All Saints Church<br>Church Lane<br>Whalley        | WR                     | —                               | Awaiting site visit   |
| 3/2010/0738<br>C       | 24.1.11               | Diocese of Bradford<br>Construction of 3no. affordable two-storey houses<br>Land on Main Street<br>Grindleton  | WR                     | —                               | Awaiting site visit   |
| 3/2010/0969<br>D       | 17.2.11               | John Carrington<br>Application for a lawful development certificate for a proposed cantilevered canopy<br>8A Longridge Road<br>Hurst Green   | WR                     | —                               | Awaiting site visit   |
| 3/2010/0893<br>D       | 23.2.11               | HWS Ltd<br>Retrospective application for insertion of window to gable front elevation at first floor of existing semi-detached dwelling<br>Roadside Farm<br>Preston Road<br>Alston | Householder appeal     | —                               | AWAITING DECISION   |
| 3/2010/0926<br>D       | 9.3.11                | Mr C J Hutchings<br>Proposed two-storey side extension<br>Happy Cottage<br>Lovely Hall Lane<br>Copster Green   | Householder appeal     | -                               | Notification letter sent 14.3.11<br>Questionnaire sent 15.3.11<br>AWAITING DECISION |

#### 850 PROPOSED DESIGNATION OF KIRK MILL CONSERVATION AREA EXTENSION

The Head of Planning Services submitted a report seeking Committee's agreement to the designation of an extension to Kirk Mill Conservation Area, Chipping. He reminded Committee that in February 2010, they had designated Kirk Mill Conservation Area in response to the immediate threat of redevelopment to the late 18<sup>th</sup> century industrial hamlet, and in July 2010 Committee had agreed to the undertaking of a one month public consultation on



the proposed extension of Kirk Mill Conservation Area. This public consultation had now been completed but as the process was non statutory, comments received after the official end date had been considered. The responses received were summarised for Committee's information and it was felt that because of the public interest and support for the designation, there was a need for consideration of the inclusion of additional buildings and the discreet but intrinsic archaeological features of the water powered mills catchment area. It had also become clear that a significant and positive element of the character and interest of Kirk Mill hamlet is its containment and relative isolation resulting from topography and location within a natural bowl.

RESOLVED: That Committee agree to designate an extension to Kirk Mill Conservation Area in accordance with the proposed boundary as shown on the plan.

851 COMMENTS ON OVERVIEW AND SCRUTINY COMMITTEE REPORT ON PLANNING ENFORCEMENT

The Head of Planning Services submitted a report inviting Committee to comment on issues arising from the Overview and Scrutiny Committee report which had been reported on 13 April 2010. He highlighted the main points made which included the planning enforcement service being under resourced; the fact that the vast majority of breaches of planning control were resolved informally and by negotiation; the fact that the Council's scheme of delegation gave powers to deal with enforcement matters; the need for Members to be more involved in the decision making process of whether enforcement action should be taken and also kept informed and that details of complaints and action taken should be reported regularly to Committee.

The Head of Planning Services reminded Committee that the Enforcement Officer had retired from the Council in December 2010 and that there had been no replacement to the post. However, a Planning Officer was currently spending some time on enforcement issues, whilst still undertaking a significant planning caseload work. Committee felt it was important to retain this post in the establishment but with the Head of Planning Services being allowed flexibility to use his officers in the best possible way. It was also recognised that it was important for Committee to be briefed on key situations but felt that a report consisting of purely figures was not helpful. It was suggested that perhaps a way of keeping Members informed could be done electronically in the future or by a verbal report a couple of times a year. It was acknowledged that as far as the decision making process was concerned, only the important issues were transgressions against policy and not where someone could be advised by a letter or phone call. However, it was recognised that a lack of enforcement could bring the Planning and Development Committee into disrepute and this was an important aspect of planning.

RESOLVED: That Committee thank the Overview and Scrutiny Committee for the issues raised and ask the Head of Planning Services to consider ways in which to keep the Committee informed of enforcement issues.

852 RURAL DEVELOPMENT PROGRAMME UPDATE – REVISIONS TO PROGRAMME

The Chief Executive submitted a report for Committee's information on the changes to the Rural Development Programme for England and its implications to the Pennine Lancashire RDPE Programme. The Head of Planning Services highlighted where the funding had changed and what this would mean for us as a Council.

853 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Category 7 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

854 WHALLEY APPEAL UPDATE

The Head of Planning Services informed Committee that an appeal had been received against the refusal to grant planning permission for 80 houses at Whalley. He gave Committee a timescale of actions that now needed to be put in place in order to be ready for an inquiry. This included notifying all consultees and anyone who had made comments on the application, gathering technical evidence and material witnesses, and engaging planning consultants to handle our case, and a suitable barrister or firm of solicitors to present the Council's case at the Public Inquiry. He also advised Members regarding the suitability of using planning officers and Members for key witnesses for the Inquiry.

RESOLVED: That the report be noted.

The meeting closed at 8.15pm.

If you have any queries on these minutes please contact John Heap (414461).