

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 July 2011 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

D Berryman	S Knox
S Bibby	G Mirfin
S Carefoot	D Taylor
J Holgate	M Thomas
T Hill	J White
B Hilton	

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officers x 2.

Also in attendance: Councillors R Hargreaves, R Newmark, C Ross, N Walsh and A Yearling.

### 168 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors J Rogerson and R Thompson.

### 169 MINUTES

The minutes of the meeting held on 16 June 2011 were approved as a correct record and signed by the Chairman.

### 170 DECLARATIONS OF INTEREST

Councillor D Berryman declared an interest in planning application 3/2011/0187/P in relation to 10 The Dene, Hurst Green.

### 171 PUBLIC PARTICIPATION

There was no public participation.

### 172 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

### 173 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0881/P (GRID REF: SD 364664 437851)  
PROPOSED RETROSPECTIVE APPLICATION FOR ENGINEERING OPERATION TO FORM POND WITHIN INLET AND OUTFALL AND PLATFORM LANDING, INCLUDING CHANGE IN LAND LEVELS AT MOOR HOUSE FARM, CLITHEROE ROAD, KNOWLE GREEN

GRANTED subject to the following condition(s):

1. This permission shall relate to the development as shown on drawing numbers 0382/93/01B, 05A, 10A, 20A, 30, 35, 40 and 45.

REASON: For the avoidance of doubt and to confirm that the development for which retrospective permission is granted is as shown on the submitted drawings.

2. The pond and the land surrounding it shall be treated in accordance with the recommendations at paragraph 4.11 to 4.14 of the Ecological Appraisal Report dated November 2010 by Bowland Ecology that was submitted with the application.

REASON: In the interests of ecology and bio diversity and to comply with Policies G1, ENV1, ENV2 and ENV10 of the Ribble Valley Districtwide Local Plan.

3. Within 2 months of the date of this permission, details of a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. Specifically, this scheme shall include the retention of existing trees and details of measures to ensure their long-term health and stability; it shall show a reduction in the angle of slope of the embankment and the planting of appropriate native species upon it; and shall include a number of new trees in mitigation for the potentially harmful effects on existing trees by earthworks that have already been carried out. In more general terms, this 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 landscape, including details of any proposed changes of level or landform.

The landscaping scheme shall be carried out in the first planting season following its approval 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 visual amenity and to comply with Policies G1, ENV1, ENV2 and ENV10 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The applicant is advised that the requirements of the Environment Agency as set out in their letter dated 2 February 2011 should be strictly adhered to.
2. The granting of planning permission does not entitle a developer to obstruct a right of way and any stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath number 6 in the Parish of Ribchester has been blocked by the development that is the subject of this retrospective planning application.

2. APPLICATION NO: 3/2011/0128/P(GRID REF: SD 377598 437271)  
PARTIAL DEMOLITION OF VICTORIA MILL WITH RETENTION OF THE MILL CHIMNEY, OFFICES AND SPINNING BLOCK (CAC) AT VICTORIA MILL, WATT STREET, SABDEN, LANCASHIRE, BB7 9ED.

The Head of Planning Services explained to Committee why there were two applications for this particular site.

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 5808-PS01D.

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

3. The building(s) shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.

REASON: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan as the demolition of the building should only occur as and when development is imminent in the interests of visual amenity.

4. The phased development of the site shall be carried out in accordance with the details provide within the e-mail dated 21 of June 2011, and as follows:

- Phase 1 – Plots 4-30,
- Phase 2 – Plots 1-3 and 31-41, and
- Phase 3 – Plots 42-70.

REASON: In order to safeguard the development of the entire site and prevent the further deterioration of the original buildings proposed to be retained on site.

5. Prior to the commencement of the demolition works on site, a further full building condition survey relating to the buildings/structures to remain on site, namely the former office building, the chimney and the former spinning mill, shall be carried out by a qualified surveyor. Further surveys including a full, dimensional, verticality survey and a thorough, specialist structural survey, as indicated within the RSK Group plc Structural Condition Report dated February 2011, shall be carried out in relation to the chimney. The details, findings, a schedule of conditions and a proposed sequence of operations for the conversion of the two storey, office building located on the bank of

Sabden Brook, shall all be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

6. No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To ensure that the watercourse and associated species are adequately protected during this operation.

7. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of two programmes of work, one of building recording and analysis and another of archaeological. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters archaeological/historical importance associated with the site in accordance with PPS5.

8. No development approved by this permission shall be commenced until a detailed management plan for the retention, conservation and maintenance of the chimney on site has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme.

REASON: To protect and conserve the existing chimney on site in accordance with Policies G1, ENV16 and ENV18 of the Local Plan, and to ensure its survival.

9. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction; and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of residential amenity.

(Mr Carr spoke in favour of the above application and Mr Calvert (Sabden Parish Council) spoke against the above application.)  
(Councillor Berryman declared an interest in the next item of business and left the meeting.)

3. APPLICATION NO: 3/2011/0187/P(GRID REF: SD 368342 437933)  
DEMOLITION OF THE EXISTING DETACHED GARAGE AND REPLACEMENT GARAGE TO BE BUILT AND DRIVEWAY WITH TURNING AREA AT 10 THE DENE, HURST GREEN, LANCASHIRE, BB7 9QF.

The Head of Planning Services reminded Committee that this had been deferred from the last meeting to seek clarification from the Highway Authority regarding a condition not to allow sub-division of the property.

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. PA – 0078.

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

3. The proposed garage/car port shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance “Extensions and Alterations to Dwellings”.

4. 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. Furthermore the proposed garage shall not be sub-divided from the property known as 10 The Dene.

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”.

5. This permission shall inure for the benefit of the owner of the property known as "No 10 The Dene" only, and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

REASON: For the avoidance of doubt, and in the interests of highway safety. The separation of the garage from the dwelling creating the situation of two separately owned parcels of land with two separate vehicular access points to and from The Dene could prove injurious to highway safety and potentially to the amenities of neighbouring properties on The Dene. In this instance, the Local Planning Authority considers that this would require further consideration.

(Councillor Berryman returned to the meeting.)

4. APPLICATION NO: 3/2011/0239/P(GRID REF: SD371839 435384)  
PROPOSED DEMOLITION OF EXISTING SHEET METAL STORAGE SHED  
AND PROPOSED NEW BUILD BLOCK AND STONE BUILDING FOR GARDEN  
STORAGE, POTTING AND SEEDING AT LAND OPPOSITE 3 ELKER MEWS,  
BILLINGTON, BB7 9NF

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as amended by the plan received on the 17 June 2011, Drawing number Clarke 01. A-B.

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

3. The proposed garden building shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

REASON: In order to safeguard nearby residential amenities as provided for within Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

(Mrs Clark spoke in favour of the above application.)

5. APPLICATION NO: 3/2011/0246/P (GRID REF: SD 377170 438976)  
PROPOSED EXTENSION TO THE NURSERY SLOPE AND NURSERY SLOPE  
TOW, ERECTION OF THREE NEW FLOODLIGHTS AND FORMATION OF  
NEW COUNTER SLOPE AT THE END OF THE MAIN SLOPE AT PENDLE SKI  
CLUB, CLITHEROE ROAD, SABDEN

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on the amended plan received by the Local Planning Authority on 29 June 2011 (drawing number 11/003/1C).

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

3. Prior to the commencement of development (including any ground clearance/preparation works) a Method Statement shall be submitted to and approved in writing by the Local Planning Authority in relation to the proposed translocation of the grassland from the area of the proposed nursery slope extension to the identified receiving area as shown on drawing number 11/003/1C. The Method Statement shall include the following:

- Confirmation/amplification of the details of the method of translocation as stated on Drawing No 11/003/1C.
- Details of a maintenance regime for the area of translocated grassland over a period to be specified/agreed with the Local Planning Authority.
- A timetable/order for the carrying out the required mitigation measures and the approved operational development (ie the formation of the nursery slope extension, the counter-slope and the erection of the three lighting columns).

4. The development shall be carried out strictly in accordance with the approved Method Statement.

REASON: In order to ensure appropriate mitigation against the effects of the approved development in the interests of nature conservation and the appearance and character of the Area of Outstanding Natural Beauty and to comply with Policies G1, ENV1 and ENV10 of the Ribble Valley Districtwide Local Plan.

6. APPLICATION NO: 3/2011/0359/P(GRID REF: SD 360947 437554)  
PROPOSED GABLE END SINGLE STOREY EXTENSION TO BE USED AS  
STORAGE FOR GOODS AT 53 HIGHER ROAD, LONGRIDGE

The Head of Planning Services informed Committee that there would be an additional condition regarding the commencement of works.

GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of 3 years beginning with the date of this permission.

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

2. This permission shall be implemented in accordance with the proposal as amended by plans received on the 29<sup>th</sup> of June 2011. Drawing No. 2562 01 B in relation to existing floor plans/elevations and the existing and proposed roof plan. Drawing No. 2562 02 B in relation to the proposed floor plan and elevations.

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

3. The proposed storage area shall not be used for any other purpose (including use as a shop floor area) without the formal consent of the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan. The expansion of the shop floor area may have an impact upon the amenity of neighbouring residents.

7. APPLICATION NO: 3/2010/0719/P (GRID REF: SD 372930 441082)  
PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 270 DWELLINGS,  
DOCTOR'S SURGERY, LANDSCAPE, OPEN SPACE, HIGHWAYS AND  
ASSOCIATED WORKS AT LAND OFF HENTHORN ROAD, CLITHEROE

The Head of Planning Services informed Committee that the reassessment of additional highway information had been received on the day of the meeting with an additional letter of reassurance regarding the commuted sum requested and offered by the developer.

RECOMMENDATION: DEFERRED for further consultation and clarification with the County Surveyor with the wish that representatives of Lancashire County Council attend a future Planning and Development Committee.

Questions from Committee Members should be submitted within 1 week.

(Mr Dean spoke in favour of his above application.)

(Mr Butterworth spoke against the above application.)

(Councillor Yearling and Councillor Hargreaves were given permission to speak on the above application.)



8. APPLICATION NO: 3/2010/0897/P (GRID REF: SD 373742 440826)  
PROPOSED DEMOLITION OF EXISTING MILL SITE FOR RESIDENTIAL DEVELOPMENT FOR 12 APARTMENTS AND 2 DWELLINGHOUSES, AMENDMENT TO APPROVED RESIDENTIAL SCHEME REFERENCE 3/2008/0526/P AT PRIMROSE MILL, WOONE LANE, CLITHEROE

RECOMMENDATION: That the application be DEFERRED AND DELEGATED to the Director of Community Services subject to the drafting of a Deed of Variation to the existing Section 106 Agreement (already linked to 3/2008/0526/P, 3/2010/0054/P and 3/2010/0055/P) 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 drawings BD/PR/M/001 Planning Layout; BD/PR/M/010 Plots 13 and 14 floor plans and elevations BD/PR/M/002 ground floor plan; BD/PR/M/003 first floor plan; BD/PR/M/004 second floor plan; BD/PR/M/005 third floor plan; 3922.01 landscape proposals and the following drawings as amended 24 June 2011 BD/PR/M/006A proposed front elevation – south east; BD/PR/M/007A proposed side elevation – north east; BD/PR/M/008A proposed rear elevation – north west and BD/PR/M/009A proposed side elevation – south west.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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

4. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation which shall have first been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

5. Prior to the commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained in perpetuity.

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

6. Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.
  1. A site investigation scheme, based on desk study report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.
  2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: To prevent the pollution of controlled waters from potential contamination on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

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

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

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

10. The parking bays for the apartments as shown on drawing BD/PR/M/001 shall be provided and made available for use prior to occupation of any of the apartments.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. The bathroom windows on the first floor rear elevation of Plots 13 and 14 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 of the Ribble Valley Districtwide Local Plan.

12. Prior to commencement of development, including any demolition works, a night-time roost activity survey shall be completed during the period April-September 2011 in accordance with Bat Conservation Guidelines 2007. At least two surveys shall be completed at dusk and dawn. The survey shall be submitted to the Local Planning Authority and include mitigation measures as appropriate. Thereafter the development shall be carried out in strict accordance with the recommendations of the survey unless otherwise agreed in writing with the Local Planning Authority.

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.

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

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

14. Prior to commencement of development a scheme detailing noise mitigation measures to be incorporated into the design of the apartment building shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall thereafter be fully implemented

prior to the first occupation of the apartment units to which they relate and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding the amenity of occupiers of the new units.

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 17 abuts the site.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

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

9. APPLICATION NO: 3/2010/0929/P (GRID REF: SD 373542 441355)  
PROPOSED DEMOLITION OF 60 LOCK UP GARAGES AND CONSTRUCTION OF 8 FAMILY HOUSES (2 PAIRS OF SEMI-DETACHED 2 BEDROOM/4 PERSON HOUSES, 1 PAIR OF SEMI-DETACHED 4 BEDROOM/6 PERSON HOUSES; 1 DETACHED 2 BEDROOM/4 PERSON HOUSE AND 1 DETACHED 4 BEDROOM/6 PERSON HOUSE) AT LAND ACCESSED BETWEEN 36 AND 38 HENTHORN ROAD, CLITHEROE

RECOMMENDATION: That the application be DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfaction completion of a Legal Agreement 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 the proposal as revised and detailed on drawings 3546/SK01REVE site plan as proposed; 3546/SK02REVC block types 1 and 2; 3546/SK04REVB context elevations as proposed; 3546/SK05REVA external works as proposed; 3546/SK06/REVC rear garden boundary treatment as proposed;

3546/SK10REVA block types 4 and 5; 3546/SU01B site plan as existing and 3546/SU02 site information as existing.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) the western gable of plot 8 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.

5. No development approved by this planning permission shall be commenced until:
  - (a) a site investigation and associated risk assessment based on the combined phase 1 and 2 Geoenvironmental report for the site at Henthorn Road, Clitheroe, by CCG (dated December 2010 Ref No 10/6150) have been undertaken in accordance with the details approved in writing by the Local Planning Authority;
  - (b) a method statement and remediation strategy, based on the information obtained from (a) 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 out and completed in accordance with the approved method statement and remediation strategy referred to 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 that 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 in the report.

REASON: To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Unless otherwise agreed in writing by the Local Planning Authority the development (including demolition of existing garages and clearance works on site) shall be carried out in strict accordance with the recommendations of the eco study (Wildlife and Invasive Species Study) report submitted with the application dated 1 February 2011.

Should any works (including demolition/clearance of the existing site) be carried out within the optimum nesting season a survey shall be undertaken by ornithologists prior to such works in order to determine the presence/absence of active nests. The results of any such survey shall be submitted to the Local Planning Authority for approval and any mitigation measures outlined therein shall be implemented in accordance with the details so approved to the written satisfaction of the Local Planning Authority.

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

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

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

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

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

9. Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

then be provided in accordance with the approved details prior to occupation of the development and thereafter retained in perpetuity.

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

10. Notwithstanding the amended plans showing revised details of the fencing arrangements at the rear of the proposed properties, further details which shall incorporate additional trelliswork to a maximum height of 2.5m shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect adjacent residential amenity and to comply with Policy G1 of the Districtwide Local Plan.

NOTE(S):

1. Development on this site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate.

(Mr Dewhurst spoke against the above application.)

(Councillor Yearling and Councillor Hargreaves were given permission to speak on the above application.)

10. APPLICATION NO: 3/2011/0129/P(GRID REF: SD 377598 437271)  
PROPOSED DEMOLITION OF PART OF VICTORIA MILL AND CONVERSION OF FORMER SPINNING MILL INTO 22 NO. APARTMENTS, CONVERSION OF FORMER OFFICE BUILDING INTO 3 NO. TOWNHOUSES, ERECTION OF 4 NO. AFFORDABLE ELDERLY CARE BUNGALOWS, 23 NO. OTHER AFFORDABLE DWELLINGS, 18 NO. DWELLINGS AND THE CREATION OF A NEW POND. VICTORIA MILL, WATT STREET, SABDEN

The Head of Planning Services reported that Natural England had no objections.

RECOMMENDATION: That Committee be minded to grant planning permission subject to the following conditions and therefore DEFER and DELEGATE to the Director of Community Services to negotiate the satisfactory completion of a Legal Agreement (in terms described in the section 'Content of Legal Agreement') to deal with the delivery of affordable housing and secure the necessary highways contributions and wheeled bin provision requested in relation to this development.

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 1029-7f, 1029-10, 1029-19, 1029-39, 1029-43, 1029-49, 5808-PS01-Rev B, 5808-PS02-Rev A, 5808-PS03-Rev A, 5808-PS04, 5808-PS05-Rev A, 5808-PS06-Rev A, 5808-PS07-Rev A, 5808-PS08-Rev A, 5808-PS09-Rev A, 5808-PS10-Rev A, 5808-PS11-Rev A, 5808-PS12-Rev A, 5808-PS13-Rev A, 5808-PS14-Rev A, 5808-PS15-Rev A, 5808-PS16-Rev A, 5808-EA-01 and 250-01-Rev. A.

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 13<sup>th</sup> of May 2011.

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

4. The phased development of the site shall be carried out in accordance with the details provide within the e-mail dated 21 of June 2011, and as follows,

- Phase 1 – Plots 4-30,
- Phase 2 – Plots 1-3 and 31-41, and
- Phase 3 – Plots 42-70.

REASON: In order to safeguard the development of the entire site and prevent the further deterioration of the original buildings proposed to be retained on site.

5. All the external works of the building to be converted into dwellings hereby permitted, shall be completed before the expiration of three years from the date of this permission.

REASON: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of the demolition works on site, a further full building condition survey relating to the buildings/structures to remain on site, namely the former office building, the chimney and the former spinning mill, shall be carried out by a qualified surveyor. Further surveys including a full, dimensional, verticality survey and a thorough, specialist structural survey, as indicated within the RSK Group plc Structural Condition Report dated February 2011, shall be carried out in relation to the chimney. The details, findings, a schedule of conditions and a proposed sequence of operations for the conversion of the two storey, office building located on the bank of Sabden Brook, shall all be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning



Authority may be satisfied as to the extent of necessary rebuilding works, and the manner in which it is to be carried out.

7. Within two years from the date of this decision, a schedule of works including a proposed sequence of operations for the scheme of conversion of the former spinning mill shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include full details of the methods of 'cleaning' the building in question.

REASON: In accordance with the requirements of Policy G1, H16, ENV16 and ENV18 of the Local Plan, and PPS5, in order that the Local Planning Authority may be satisfied as to the extent of necessary rebuilding works, as the application is for the conversion of the building only, and the extent of other works and the manner in which they are to be carried out.

8. Prior to the commencement of phase 2 of the development, a schedule of works including a sequence of operations for the scheme of conversion of the former Marbill office building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include full details of the methods of 'cleaning' the building in question.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan in order that the Local Planning Authority may be satisfied as to the extent of necessary works involved, and the manner in which they are to be carried out.

9. Precise specifications and samples of walling, roofing, window and door 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. This can be agreed by submission of a materials strategy plan if required.

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, ENV1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

10. Prior to the commencement of built development, larger scale details, specifications and cross sections for all important features such as chimney pots, flues, external openings, bays, joinery, eaves and roof junctions, shall be submitted to and approved in writing by the Local Planning Authority before their use in the approved works. This is in respect to both the new and the converted buildings.

REASON: In order that the Local Planning Authority may ensure that the design, style and materials of the features to be used are appropriate to the locality in accordance with Policies G1, ENV1, ENV16 and H17 of the Local Plan.

11. 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 or

apartments hereby approved, or any future additional structures, hard standing or fences including any development within the curtilages, 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 the interests of the amenity of the area and in order that the Local Planning Authority shall retain effective control over the development, in accordance with Policies G1, ENV1, ENV16, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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

REASON: In the interests of the amenity of the area and in order that the Local Planning Authority shall retain effective control over the development, in accordance with Policies G1, ENV1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

13. No development approved by this permission shall be commenced until details of the existing and proposed ground levels at the site entrances off Watt Street have been submitted to and approved in writing by the local planning authority. The development shall subsequently proceed in accordance with the approved details.

REASON: To ensure that the development is subject to minimum risk of flooding.

14. No site clearance, site preparation or development work shall take place until a scheme for the removal of the culvert has been submitted and approved by in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To ensure that the watercourse and associated species are adequately protected during this operation.

15. Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside Sabden Brook shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

plans showing the extent and layout of the buffer zone,  
details of any planting scheme (for example, native species),  
details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term, and  
details of any footpaths, fencing, lighting etc.

REASON: To ensure the development does not detrimentally impact upon Sabden Brook.

16. No development shall take place until a scheme for compensatory habitat creation to mitigate for the loss of the existing on-site pond has been submitted to and agreed in writing by the local planning authority and implemented as approved. The scheme must include details of long-term management and phasing and must be created prior to the loss of the existing pond. Thereafter the development shall be implemented in accordance with the approved scheme.

REASON: To compensate for the loss of the existing pond and ensure no net-loss of aquatic habitat as a result of the development.

17. No development approved by this permission shall be commenced until a detailed 5-year management plan for the conservation of the mitigation pond has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme.

REASON: To protect and conserve the amphibian and fish mitigation ponds.

18. No site clearance, site preparation or development work shall take place until details of methods for the rescue of fish (including Species of Principal Importance) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved details shall be implemented in full.

REASON: In order to protect and provide aftercare for important species, and for the benefit of biodiversity in accordance with ENV7 of the Local Plan.

19. No site clearance, site preparation or development work shall take place until a scheme of habitat creation, enhancement and management has been submitted and approved by Ribble Valley Borough Council in consultation with specialist advisors. The approved management plan shall be implemented in full. The scheme should include but not be limited to further details of adequate replacement tree planting (numbers and species and location), brook corridor treatment, nesting bird habitats, replacement ponds and surrounding terrestrial habitat, and habitat connectivity within the application area and the wider landscape.

REASON: In order to protect and provide aftercare and long-term habitat management of the site.

20. No site clearance, site preparation or development work shall take place until a construction environment management plan has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall include but not be limited to details of protective fencing for retained habitats and trees (in accordance with guidelines *BS5837: 2005 Trees in relation to construction - Recommendations*), directional and

screened lighting to avoid impacts on wildlife habitat, and pollution prevention measures for the protection of water bodies/watercourses.

REASON: In order to protect and provide aftercare and long-term habitat management of the site.

21. Prior to commencement of development, full details of scheme for the eradication of Japanese Knotweed (*Fallopia japonica*) and Himalayan Balsam (*Impatiens glandulifera*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of these species during any operations such as mowing, strimming or soil movement. It shall contain measures to ensure that any soils brought to the site are free of seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The scheme shall include a timetable for implementation and works shall be commenced within one year of approval, and the development shall proceed in accordance with the approved method statement. A delay of more than a year will render the approved scheme void and a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

REASON: To ensure the development does not contribute to the further spread of these invasive species.

22. The bat mitigation proposals given in the Draft Method Statement for the protection of bats (Appendix 3 of the report '*Land at Victoria Mill, Sabden, Lancashire. Ecological Survey and Assessment (including surveys for protected species*' by ERAP, February 2011) will be implemented in full, subject to any changes required by Natural England at the licensing stage.

REASON: To protect and conserve the bat habitats identified on site in accordance with Policy ENV7 of the Local Plan.

23. No site clearance, site preparation or development work shall take place until the approved method statement for impacts on common toads and their habitat has been implemented in full.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Local Plan.

24. All mitigation and enhancement for biodiversity shall be implemented in the first twelve months following occupation or use of the development and maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. All mitigation/enhancement measures shall be in accordance with the details identified in the Environment Services report [sections 5 to 5.7.1 Water Courses/Water Bodies, Vegetation and Habitats, Wildlife, Ponds and Planting].

REASON: In accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan, in order to protect, enhance and mitigate for biodiversity on the site.

25. Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds will be avoided between March and July inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: In accordance with Policy ENV7 of the Local Plan, in order to protect, enhance and mitigate for biodiversity on the site.

26. The approved landscaping scheme for phases 1 and 2, shall be implemented in the first planting season following completion of each phase 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, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

27. Phase 3 of the approved 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 Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

28. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of two programmes of work, one of building recording and analysis and another of archaeological. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters archaeological/historical importance associated with the site in accordance with PPS5.

29. Prior to the commencement of development, a comprehensive desk top and site survey shall be carried out by a competent person, to assess the nature, scale and extent of contamination; to assess the potential risks to: human health, property, adjoining land, ground waters and surface waters, ecological systems and archaeological sites and ancient monuments; and detail and appraise the remedial works required to meet the objectives in the Environmental Protection Act. The findings of the survey and proposed remedial actions to be submitted in writing to the Planning Authority for approval prior to development commencing, and be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11.

REASON: To ensure that risks from land contamination to site workers; future occupiers and users; and to neighbouring land, controlled waters, property and ecological systems are minimised in accordance with Policy G1 of the Local Plan.

30. Prior to commencement of built development further details of bin storage areas for the converted mill building and the new apartment building, including the access arrangements for such areas, shall be submitted to the Local Planning Authority and approved in writing and thereafter maintained in perpetuity.

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

31. No development approved by this permission shall be commenced until a detailed management plan for the retention, conservation and maintenance of the chimney on site has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the approved scheme. The chimney and the proposed public open space landscaping details at ground floor level shall be repaired and brought into use prior to the commencement of Phase 2 of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect and conserve the existing chimney on site in accordance with Policies G1 and ENV16 of the Local Plan, and to ensure its survival.

32. The three new vehicular access points proposed for the scheme shall be constructed in accordance with the amended site plan received on the 13<sup>th</sup> of May 2011, and the sightlines provided shall be kept free of all buildings, structures or erections above the surface of the land and shall remain so in perpetuity.

REASON: To comply with Policy G1 of the Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

33. All parking areas and spaces indicated on the approved plans, shall be surfaced or paved in accordance with a scheme to be approved by the local planning authority with the manoeuvring areas marked out in accordance with

the approved plan, before the use of the dwellings to which they relate become operative.

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

34. Prior to the commencement of the built development on site, precise specifications and samples of the proposed surfacing materials to be used for the access roads, footways and parking bays shall have been submitted to and approved by the Local Planning Authority before their use on site.

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, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan, and for clarification with the Highways Department prior to the highways being formally adopted.

35. Prior to the commencement of built development at this site, the following highway signage improvement works shall be carried out in consultation with the Local Highway Authority:

1. Replace the existing signing at the junction of Padiham Road and Whalley Road with a more coordinated arrangement,
2. Remove redundant signing and posts from Whalley Road, and
3. Review and replace other highway signage in the vicinity of the proposed development,

The final agreed improvement works shall be agreed in writing with the Local Planning Authority.

REASON: In order to improve road safety at this location and reduce road signage clutter in the interests of visual amenity.

36. Prior to commencement of the built development on site, a final scheme identifying the chosen method of how a minimum of 10% of the energy requirements generated by the development will be achieved on site by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the full details, specifications and types of renewable energy production methods to be used, as well as their location on site. This shall then be provided in accordance with the approved details prior to commencement of the built development on site and thereafter retained.

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

37. No site clearance, site preparation or development work shall take place until a scheme of site lighting has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full. The scheme shall demonstrate that there will be no artificial illumination (above existing levels)

of retained and boundary trees, the brook corridor, bat roosts, bat foraging and commuting habitat, or ponds.

REASON: In order to ensure the minimal visual intrusion after daylight hours, and in order to protect existing habitats, in accordance with Policies G1, ENV1, ENV7 and ENV16 of the Ribble Valley Districtwide Local Plan. The ecology report highlights the need to avoid artificial illumination of wildlife habitat, both during construction and operation of this site and recommends that lighting is directional and screened to avoid illumination of boundary trees, ponds, and the brook corridor and bat roosts/bat habitats.

38. No site clearance, site preparation or development work shall take place until a scheme of replacement bird nesting opportunities (as recommended by the ecology report) has been submitted and approved in writing by Ribble Valley Borough Council in consultation with specialist advisors. The approved scheme shall be implemented in full.

REASON: To protect and conserve the habitats identified on site in accordance with Policy ENV7 of the Local Plan.

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

The root protection zone shall be minimum of 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition no impermeable surfacing shall be constructed within the protection zone.

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 included in the Conservation area are afforded maximum physical protection from the adverse affects of development, and in order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

40. Prior to the commencement of development, details of the swept path modelling that have been carried out on the proposed site shall be submitted to and approved in writing by the Local Planning Authority.



REASON: For clarification purposes, as the submitted Transport Statement (Section 3.4.2) indicates that suitable manoeuvring space is available within the site to allow for the safe movement of refuse and other service vehicles.

41. Phase 3 of the approved development shall commence, at the latest, upon completion of the 40th unit on site unless otherwise agreed in writing. In addition, external works to enable the conversion of the former spinning mill to the north of Sabden Brook into apartments shall have commenced prior to the ground works required for the development of units 42-48, unless otherwise agreed in writing.

REASON: To avoid parts of the site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent the further deterioration of the original buildings proposed to be retained on site.

42. A detailed phasing plan and timetable for Phase 3 of development shall be submitted to and agreed in writing by the Local Planning Authority, prior to the completion of Phase 2 of the development.

REASON: To avoid parts of the site remaining undeveloped and in order that the Local Planning Authority shall retain effective control over the development and to prevent the further deterioration of the original buildings proposed to be retained on site.

43. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

1. the parking of vehicles of site operatives and visitors,
2. loading and unloading of plant and materials,
3. storage of plant and materials used in constructing the development,
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
5. wheel washing facilities,
6. measures to control the emission of dust and dirt during construction, and
7. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of residential amenity.

## INFORMATIVES

As the Mill Chimney is to be retained, it is considered that there should be some sort of on-site information provided regarding the history of the site. In this instance, the production of either on-site interpretation panels or a 'popular' leaflet/pamphlet should form part of the agreed scheme of works.

Sabden Brook is designated as a 'Main River' watercourse, and it is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without our prior written consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted for consideration.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of Sabden Brook.

The Environment Agency has a right of entry to Sabden Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 Of the same Act.

As palmate newts are present on the existing pond, we would advise sensitive translocation to the new pond, to preserve and enhance biodiversity. The EA agree with the recommendation in the ERAP report that the amphibian method statement be submitted to the Local Panning Authority for approval.

The EA recommend that the applicant consider options to restore the channel, to increase flood storage and enhance biodiversity of the area of the culvert being opened.

The proposed mitigation ponds are currently on land that appears to be outside the ownership of the applicant. Our concerns are dependant upon the mitigation scheme being provided as part of the development, so it is imperative that this matter does not prevent the agreed mitigation being implemented.

Our consent is needed before any fish can be introduced or removed from a watercourse or fishery. We have produced a detailed guide about moving fish called 'Healthier fisheries - a guide to moving fish.' This contains all the information an applicant needs to know about moving fish, including:

- how to apply for a consent to introduce fish to a watercourse or fishery
- how to apply for a consent to remove fish from a watercourse or fishery
- copies of the application forms and an explanation of how to complete them
- when fisheries need to register with the Centre for Environment, Fisheries and Aquaculture Science (Cefas)
- when fish health checks need to be carried out and who can do them
- where to buy fish from
- what to do if you are introducing non-native fish to a watercourse or fishery.

This guide can be downloaded from our publications database on our website via the following link [http://publications.environment-agency.gov.uk/?lang=\\_e](http://publications.environment-agency.gov.uk/?lang=_e)

The Head of Planning Services agreed to inform the developer of concerns raised relating to storage of caravans at the site and to negotiate appropriate safeguards as part of the Section 106 negotiations if deemed appropriate.

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

(Mr Calvert (Sabden Parish Council) spoke against the above application.)

(Councillor Newmark was given permission to speak on the above application.)

174 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS AND

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

175 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2010/0735/P (LBC)	Repair main ridge beam in the loft after fire damage	Primrose Cottage 4 Main Street Bolton-by-Bowland
3/2010/0902/P (LBC) & 3/2010/0903/P (PA)	New wing. Externally: the construction of new staircase and a glass lift within the courtyard; provision of new roof top plant room; introduction of windows and doors to the north west face at basement level to a patio area; provision of new door and alterations to glazing to the former Gerald Room. Internally: internal refurbishment and remodelling of the New Wing to provide en suite accommodation; provision of 2no 3 bed houses; provision of 2no supervision flats, 2no overnight flats and ancillary accommodation; conversion of the basement car park to include the ground floor flat area, a café facility, shower accommodation and a sixth form recreation centre (with emergency access to the Black and White Area). Shireburn – externally: alterations to gable end to Shireburn and provision of gallery to north west elevation. Provision of door and new window within Shireburn quad. Provision of new windows and blind arcading to existing windows to north east elevation of Shireburn. Internally: relocation of health centre on 3	Stonyhurst College Hirst Green

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
	floors with matrons flat adjacent and classrooms on ground floor. En suite bedrooms at first floor and second floor level including supervision flat and 2 overnight flats. Alterations to staircases and lift. Caecus – introduction of 2 new floors to accommodate residential accommodation associated with Poetry. Supervision flat and overnight flat, wc and shower accommodation, ancillary facilities and making good to Rhetoric Common Room	
3/2011/0059/P	Proposed conversion of barn at Moorgate Farm to a single dwelling and attached garage (Re-submission of application no. 3/2010/0766/P)	Moorgate Farm Moorgate Lane Dinckley
3/2011/0168/P	Development of visitor hub to support existing day visit to Gisburn Forest which includes improvement to existing access track and construction of 100 vehicle capacity car park, construction of ability trail, construction of cycle trails to link existing network and various other minor work including signage and interpretation facilities	Land off Dugdale Lane adjacent to Stephen Park Tosside
3/2011/0181/P	Extend above the existing garage to create an additional bedroom at first floor level with windows to front and rear	3 Roman Way Clitheroe
3/2011/0182/P (LBC)	Replacement of rotten doorframe with wooden painted doorframe. Replacement of front door with wooden panelled door (and small glazed panel). Door and frame to be finished in a cream Farrow and Ball paint	12 Higher Road Longridge
3/2011/0193/P	Proposed loft conversion and extension of ridge to gable wall to front elevation	Hilltop, Church Lane Mellor
3/2011/0229/P	Two-storey side extension, dormer to front elevation and extension of existing dormer to front and rear	89 Hacking Drive Longridge
3/2011/0232/P	Proposed new kitchen extension	3 Hall Street, Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0240/P	Proposed erection of first floor extension over existing garage/utility room	43 St Peter's Close Salesbury
3/2011/0257/P	Single storey rear extension	2 Valley Terrace Simonstone
3/2011/0261/P	Proposed engineering operations to form earth banked slurry lagoon	Whittakers Farm Bowland Gate Lane West Bradford
3/2011/0273/P	Demolition of existing conservatory and replacement with garden room and installation of two velux rooflights	Nettlebed, Settle Road Newsholme
3/2011/0275/P	Proposed single storey extension and rebuilding of domestic outbuilding to incorporate into dwelling	Shays Cottage Tosside
3/2011/0276/P	Proposed two-storey side extension with attached single storey lean-to extension and single storey garage/store	Shays Farm Tosside
3/2011/0278/P	Proposed conversion of a barn to a dwelling, repositioning of the vehicle access and the creation of a garden	Clough Farm Carters Lane Paythorne
3/2011/0283/P	Proposed replacement carport, garage and store	Cotton Wood Smalden Lane Lane Ends, Grindleton
3/2011/0285/P	Proposed conservatory to the rear	5 Mearley Syke Clitheroe
3/2011/0286/P	Minor amendments and house type substitution to the approved scheme (3/2010/0288/P) at former	Stalwart Lodge Primrose Works Clitheroe Road Clitheroe
3/2011/0288/P	Proposed extension to side of dwelling	49 Abbey Fields Whalley
3/2011/0294/P	Proposed rear extension to form an access porch and garden room for a disabled wheel-chair user	Swallow Cottage Whalley Road, Sabden
3/2011/0296/P	Existing two-storey side extension and garage to be demolished and replaced with proposed two-storey side extension with a single storey garage (side)	15 Somerset Avenue Clitheroe
3/2011/0299/P	Proposed balcony off dormer window	Copster Hall Bungalow Longsight Road Copster Green

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0309/P	Conversion of redundant agricultural barn for holiday let (Resubmission of 3/2010/1002/P)	Huckle Ing/Huggan Ing Barn Gisburn Road Gisburn
3/2011/0310/P	Proposed farm worker's dwelling	The Old Dairy Farm, Chaigley
3/2011/0311/P	Proposed roof mounted 54Kwp Solar Photovoltaic installation located on the roof of the indoor riding arena	Northcote Stud Northcote Road Langho
3/2011/0322/P	Erection of one holiday cottage (re-submission of approved scheme 3/2010/0572 with design amendments)	Land adjacent Dovecote Tearooms Heatherview Mill Lane, Waddington
3/2011/0325/P	Replacement garage and felling of tree	3 Larkhill Cottages Old Langho
3/2011/0327/P	Proposed demolition of garden sheds, part two and part single storey rear extension, and single storey side extension	Gardeners Cottage Alston Lane, Longridge
3/2011/0328/P	Four internally illuminated fascia signs and one internally illuminated totem sign	Former site of Perry's Car Sales Waterloo Road Clitheroe
3/2011/0335/P	Groundsman's store to house grass cutters and general maintenance equipment	Recreation Ground Sawley Road Grindleton
3/2011/0338/P	Application for the discharge of condition 2 (materials) and condition 4 (boundary treatment) of planning consent 3/2009/0414/P	Plot 1A The Drive Brockhall Village Old Langho
3/2011/0362/P	Application for a non-material amendment to planning consent 3/2010/0252, for additional storage below the proposed double garage	Bluebell Cottage 3 Manor Row Copster Green
3/2011/0363/P	Replacement of projecting illuminated roundel sign and nameplate and erection of four fascia signs with installation of black vinyl to external face of 2no. windows	8 Castle Gate Clitheroe
3/2011/0368/P	Proposed change of use and alterations to create an ancillary dwelling for the owner's parents	New House Farm Osbaldeston Lane Osbaldeston
3/2011/0378/P	Proposed conservatory to rear elevation	10 Fell Brow Longridge

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0407/P	Application for a non-material Application for a non-material amendment to planning consent 3/2011/0127, to change from the approved brick built frontage to a rendered and painted one	1 Derwent Crescent Clitheroe
3/2011/0412/P	Application to discharge of condition no. 15 (landscaping), condition no. 17 (foul drainage treatment) and condition no.18 (passing/turning area) of planning consent 3/2010/0741/P	Cobden Farm Watt Street Sabden

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0237/P	Six illuminated and two non-illuminated signs	7-9 King Street Clitheroe	G1 & ENV16 – Excessive number of signs coupled with illumination, design and materials used considered harmful to the character and appearance of this Building of Townscape Merit and Clitheroe Conservation Area.
3/2011/0245/P	Proposed conversion of existing offices above a shop to 2. No. flats (Change of use from A2 to C3)	18 – 20 Berry Lane Longridge	Policy EMP11 – loss of employment use without sufficient justification Policy G1 and ENV16 of the DWLP – detrimental impact on the character, appearance and significance of the Conservation Area.
3/2011/0287/P	Replacement of conservatory to front elevation and erection of porch and sun room with single storey extension to the rear	Stephen Moor Lodge Tosside	G1, ENV1 & H17 – Detrimental visual impact upon the traditional character of the barn to the visual detriment of the AONB.

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0298/P	Proposed single storey extension to rear to form garden lounge	11 The Old Stables Mitton Road Whalley	G1, H10 ENV3 & H17 – Detrimental visual impact upon the traditional character of the property to the visual detriment of the Open Countryside.
3/2011/0304/P	Proposed single storey extension to rear to form garden lounge	10 The Old Stables Mitton Road Whalley	G1, H10 ENV3 & H17 – Detrimental visual impact upon the traditional character of the property to the visual detriment of the Open Countryside.
3/2011/0337/P	Proposed two-storey side and single storey rear extension	16 Hesketh Road Longridge	G1, H10, and SPG “Extensions and Alterations to Dwellings” – Detrimental to the visual appearance of the property and the street scene.

177 SECTION 106 APPLICATIONS

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

178 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0305/P	Application for a Certificate of Lawfulness for a proposed single storey extension on the principle and rear elevations	The Old Smithy Leagram
3/2011/0380/P	Application for a Lawful Development Certificate for the proposed installation of solar PV panels to the S.E facing roof of the dwelling	Hazel Lea Longsight Road Copster Green



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

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0334/P	Application for a Lawful Development Certificate for a proposed conservatory	7 Elswick Lodge Mellor

180 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL **NOT** REQUIRED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0401/N	Proposed cow shed	Armydding Farm Chaigney

181 APPLICATIONS WHERE SECTION 106 HAS NOW BEEN ISSUED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0758/P	Residential development comprising 12 dwellings with associated access, parking and landscape works	Land at Trough Road Dunsop Bridge

182 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/0036/P	Two storey extension to rear	18 Yew Tree Close Clayton-le-Dale
3/2010/0154/P	4.2m mast surmounted by wind turbine (blade diameter 1.4m)	Bambers Farmhouse Lane Ends Bolton-by-Bowland
3/2010/0383/P	Application for approval of details reserved by condition 3 (relating to the occupation of the person living at the cottage) of planning consent 3/2007/1121/P	Arbour Cottage Longridge Road Thornley-with-Wheatley
3/2011/0132/P	Commercial unit with offices at first floor level and partial demolition of existing structures	Land adjacent Enterprise Works Warwick Street Longridge
3/2011/0217/P	New garage block – detached double garage	Land adjacent 83 St Mary's Gardens Mellor
3/2011/0315/P	Erection of 4 bedroom two-storey detached dwelling	43 Hawthorn Place Clitheroe

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## APPLICATIONS TO BE DETERMINED BY LANCASHIRE COUNTY COUNCIL

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0329/P	Erection of a free-standing treated timber canopy/shelter in the rear playground to the school	Bolton-by-Bowland C of E School Gisburn Road Bolton-by-Bowland

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## 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>
3/2010/0635 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	—	AWAITING DECISION
3/2010/0969 D	17.2.11	John Carrington Application for a lawful development certificate for a proposed cantilevered canopy 8A Longridge Road Hurst Green	WR	—	APPEAL DISMISSED 14.6.11
3/2010/0820 O	28.3.11	Co-Operative Estates Outline application for a maximum of 80 residential units at land off Riddings Lane with access from Hayhurst Road with all other matters reserved Land to the north of Riddings Lane Whalley	-	Inquiry date – 4 Aug 2011 (scheduled to last for 2 days)	

<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>
3/2010/1010 D	3.5.11	Ribble Valley Homes Ltd Scheme to provide Juliet balconies to flats in sheltered housing scheme, involving removal of existing windows and creating large opening to house inward opening patio doors. 25, 26, 27, 28, 29, 31, 32 & 33 Showley Court, Clayton-le-Dale	WR	—	Awaiting site visit
3/2010/0923 D	7.6.11	Shire Hotels Ltd Replacement of existing window with glazed external doors to restaurant The Millstone Hotel Church Lane Mellor	WR	—	Notification letter sent 10.6.11 Questionnaire sent 14.6.11 Statement to be sent by 15.7.11 Awaiting site visit
3/2011/0120 D	22.6.11	Mr John Rowley Two-storey extension with balcony to form bedroom and dining room Blue Trees Copster Green	Householder appeal	—	Notification letter sent 27.6.11 Questionnaire sent 28.6.11 AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/ Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0063 D	28.6.11	Mr Andrew Murray Proposed construction of new mezzanine space in roof void to provide seated area with window to front roof, dormer window with sliding/folding door to rear, complete with guard rail Copper Beech 6 The Drive Brockhall Village	Householder appeal	-	Notification letter and questionnaire sent 4.7.11 AWAITING DECISION

185 ADDRESSING HOUSING NEEDS IN RIBBLE VALLEY

The Chief Executive submitted a report asking Committee to consider the revised Housing Policy which incorporates proposed changes to the Affordable Housing Memorandum of Understanding which included a broadening of the scope to address wider needs issues. He reminded Committee that the Affordable Housing Memorandum of Understanding had been originally agreed in 2009 and since that date had been used as a material planning consideration in securing affordable units on any site over the specified thresholds. As a result of its use in practice, changing circumstances and a need to broaden its scope, the policy had now been revised and re-titled. Issues that affected the scope included the recent funding changes for affordable housing mainly the shift from capital grant to revenue funding which had significant implications for delivery. The issue of affordability in the borough was still addressed but policies also needed to include wider identified housing need and in particular the needs of the elderly. The document is the subject of consultation after which all relevant comments would be considered by the Housing Committee who would, if appropriate, adopt the document as a Housing Policy tool. Planning and Development Committee could then be in a position to treat the Policy as a material consideration as well as the document being used to inform the Local Development Framework.

RESOLVED: That Committee

1. endorse the broadening of the scope of the Policy to encompass housing needs in general rather than just affordable housing needs;
2. note that after the consultation period of 6 weeks all comments will be considered and reported to Health and Housing Committee and where necessary amendments made prior to adoption of the document by the Council as a Housing Policy; and

3. acknowledge that the document will form part of the Local Development Framework evidence base and once adopted be treated as a material consideration for the purposes of determining planning applications.

186 CAPITAL OUTTURN 2010/11

A report was submitted for Committee's information on the final outturn of the Capital Programme for 2010/11 for this Committee.

RESOLVED: That the report be noted.

187 CAPITAL MONITORING 2011/12

A report was submitted for Committee's information on the progress made in achieving the scheme's in the capital programme for the first quarter of this financial year. The Head of Regeneration and Housing informed Committee that the anticipated contribution from LCDL would not now be received as intended so this scheme would need to be revisited.

RESOLVED: That the report be noted.

188 REVENUE OUTTURN 2010/11

A report was submitted for Committee's information on the revenue outturn for this Committee for the year ended 31 March 2011.

RESOLVED: That the report be noted.

189 REVENUE MONITORING 2011/12

A report was submitted for Committee's information informing them of the position for the first three months of this year's revenue budget as far as this Committee was concerned.

RESOLVED: That the report be noted.

190 APPEALS

3/2011/0032/P – Proposed single storey extension to existing house at 7 Elswick Lodge, Mellor – appeal dismissed.

3/2010/0969/P – Certificate of Lawfulness of Development for proposed cantilevered canopy at 8A Longridge Road, Hurst Green – appeal dismissed.

3/2010/095/E – Enforcement Notice – construction of decking, platform and fencing at 3 Chapel Close, Clitheroe – appeal dismissed and Enforcement Notice upheld.

The meeting closed at 8.57pm.

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