

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 11 AUGUST 2011
 title: PLANNING APPLICATIONS
 submitted by: DIRECTOR OF COMMUNITY SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

B. APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR APPROVAL

APPLICATION NO: 3/2010/0807/P (GRID REF: SD 368820 432033)
 PROPOSED ERECTION OF TWO DWELLINGS ON LAND AT THE KNOLLE, WHALLEY
 ROAD, WILPSHIRE

PARISH COUNCIL: Objects to the application as it considers the access/egress to be inadequate to accommodate more vehicles. It also believes that, although now overgrown, the garden was possibly of some historical merit, and that trees on the site should be preserved.

ENVIRONMENT
 DIRECTORATE
 (COUNTY SURVEYOR): Originally expressed no objections in principle to the proposal to serve two additional dwellings by the existing access driveway, or to the detailed aspects of the dwelling on the lower plot (plot 1). He was, however, concerned that the gradient of the driveway to plot 2 appeared from the originally submitted plans to be in excess of the maximum acceptable of 1:10. As such, the proposal would have resulted in vehicle movements that would be potentially hazardous to motorists and pedestrians.

To address these concerns, an additional plan was received on 30 March 2011 that shows a reduction in the gradient of the driveway serving plot 2.

Following consideration of that additional plan, the County Surveyor has confirmed that he now has no objections to the application on highway safety grounds. He says that, whilst the achievement of the reduced gradient would involve significant engineering works, he has now reason to question that this will be achieved; and that the levels and the alignment of the drive to plot 2 will facilitate safe manoeuvring.

The County Surveyor also points out that the application site as defined on the submitted plans also includes the whole length of the access track (as it needs to in order to be a valid application). This, he says, gives the opportunity to make minor but significant improvements to the accessibility of the property served by this access.

The condition of the road serving the site is poor from its junction with A666, Whalley New Road, to the extent that the rutted surface can restrict safe access for private vehicles. A condition should therefore be imposed to require an improvement in the construction of the access extending from the highway boundary for a minimum distance of 15m into the site and shall be paved in tarmacadam. The extent of the solid surface is to ensure that the improvement extends for a considerable distance on either side of the access gates. This is required to address the sub-standard condition of the access and to prevent loose material from being carried onto the public highway thus causing a potential source of danger to other road users.

ADDITIONAL
REPRESENTATIONS:

Eleven letters have been received from nearby residents (one of which is claimed to be written on behalf of the owners of 14 properties on the west side of Beaver Close). The grounds of objection contained in the letters are summarised as follows:

1. The residents on the west side of Beaver Close claim that the proposal will increase the use of the access track at the rear of their properties. They object to this for the following reasons:
 - Noise and fumes pollution.
 - Health and safety risk, especially for children.
 - Detriment to privacy.
 - Since the permissions were granted for the conversion of The Coach House and the new dwelling adjoining The Coach House (on the basis of access being gained only by way of the driveway from Whalley Road) the owner of that property has continued to use the track at the rear of the Beaver Close properties, sometimes with tractors and wagons damaging the track and adjoining gardens. This is probably partly because the access onto Whalley Road is not capable of accommodating large vehicles such as removal vans or construction vehicles. This will happen again in the event of planning permission being granted for the two dwellings now proposed.

- The track is unsuitable due to no passing places.
 - Danger by traffic building up at the Hollowhead Lane junction.
 - Intrusive headlights at night.
 - Damage to the drainage system beneath the track.
 - Many applications have resulted in the same objection. Prior to the two most recent applications, previous applications were refused and appeals dismissed due to effects on the amenities of residents of Beaver Close.
 - If permission is granted there would be five properties at The Knolle where there used to be one.
 - Given the land available at The Knolle it is reasonable to assume that this application is the third in the line of many. Thus all problems will be exacerbated.
 - The absence in the application of any reference to the use of the Beaver Close track should not be used as the main reason for approving the application. Every dwelling that is erected within the grounds of The Knolle benefits from the use of the right of way and therefore each application approved increases the loss of amenity in terms of noise disturbance and privacy suffered by the residents of Beaver Close adjacent to the right of way.
 - Adverse effect on property values.
2. Loss of privacy to a dwelling on Hollowhead Avenue that the owners say has been harmed over the years by permissions for new houses on adjoining land.
 3. Possible harm to trees that are also used by roosting bats.
 4. The proposal will intensify the use of a substandard access with inadequate visibility onto Whalley Road to the detriment of highway safety (the nearby resident does not agree with the County Surveyor's observations that the access is suitable for intensified use).
 5. During recent building work delivery vehicles regularly had to stop at the entrance and reverse up the drive. Reference is made in the application to "hardstanding and tarmac" but since the access road was relocated no effort has been made to tarmac it and it is in very poor condition.

6. Adverse effect on the privacy of a property on Whalley Road from dormer windows in the proposed dwelling on plot 1.
7. Plot 1 could exacerbate existing problems of surface water running onto Whalley Road to the possible detriment of highway safety.
8. Adverse effect on the amenities of the dwelling approved on land adjoining The Coach House by way of loss of privacy and overshadowing.
9. It is stated in the application that the development will not impact on existing trees, but a number of mature trees were felled prior to the submission of the application.

Proposal

Permission is sought for the erection of two detached houses.

The dwelling on plot 1 will be located in the middle of a large relatively flat garden area containing the existing swimming pool, that has trees and shrubs around its boundaries.

The front elevation of this dwelling will face south with a conservatory on the rear elevation sited close to the swimming pool that is to be retained. This is a dwelling containing accommodation on three floors with the top floor accommodation being within the roof space and illuminated by three windows in gables and one pitched roofed dormer in the rear elevation. This dwelling has six bedrooms in total and includes an integral single garage.

At ground floor level the footprint of the dwelling on plot 1 will be 'L' shaped in plan with a balcony above the conservatory accessed from the first floor lounge above. The width of the dwelling will be 11m, its maximum depth including the conservatory and ground floor bay window on the front elevation will be 18.2m and its height to eaves will be 6.3m and its ridge height 9.3m.

Plot 2 is located on higher ground adjacent to the eastern boundary of the garden and positioned to the side of the dwelling for which planning permission has recently been granted. The front elevation of this dwelling will face east with a conservatory on the rear elevation sited away from the neighbouring dwelling, and it has an integral garage. Due to the slope of the land the front elevation will appear as two storey but the rear elevation as single storey. Further accommodation is to be provided in the roof space and the dwelling will have four bedrooms in total. The basement level that accommodates the garage and a games room will be rectangular in plan with the conservatory projecting on the ground floor level. The width of this dwelling will be 15m with a maximum depth including the conservatory of 14.2m. On its front elevation the height to the eaves will be 5.7m and to the ridge 9.6m.

An additional plan received on 30 March 2011 shows the proposed ground level changes on the front part of this plot that are required in order to provide a driveway leading to the integral garage that is not too steep. This plan was amended by a plan received on 26 July 2011 that shows the position of the approved dwelling on the adjoining plot in its approved position. An

amended site location plan was also received on 26 July 2011 on which the northern boundary of plot 2 is slightly adjusted to ensure that it does not encroach onto land outside the applicant's ownership.

Both dwellings will be of natural stone construction with natural slate roofs.

Site Location

The Knolle is a large detached dwelling within a large curtilage on the eastern side of Whalley Road, Wiltshire. To the east of the main dwelling (and now in separate ownership) is the building known as The Coach House (for which planning permission has been granted for conversion into a dwelling) and adjoining land to the south of The Coach House for which permission has been granted for a detached house.

The current application site is of irregular shape comprising part of the remaining grounds of The Knolle including the access drive from Whalley New Road. It includes a plot for one house to the south of the recently approved housing adjoining The Coach House and a plot on the swimming pool part of the grounds to the south west of The Knolle.

The Knolle itself and the remainder of its curtilage is shown in blue on the site location plan as land/property also in the applicant's ownership.

Relevant History

The following applications relate to proposals on land within the original curtilage of The Knolle therefore including applications relating to The Coach House and its adjoining land that is now in separate ownership.

3/1984/0447/P – Conversion of The Coach House into flats. Refused. Appeal dismissed.

3/1986/0143/P – Conversion of Coach House to private dwelling. Refused.

3/1986/0657/P – Change of use of The Knolle from dwelling to day school, training school and staff accommodation. Refused.

3/2002/0284/P – Extensions and alterations to The Coach House to form a dwelling. Refused.

3/2002/0632/P – Change of use of Coach House to form a dwelling. Refused. Appeal dismissed.

3/2003/0731/P – Change of use of Coach House to dwelling together with new access to Whalley Road. Refused.

3/2004/0235/P – New access and driveway onto Whalley Road and closure of existing access. Approved.

3/2008/0805/P – Change of use of Coach House into dwelling. Approved.

3/2009/0664/P – Proposed detached house on land adjacent to The Coach House. Approved.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy ENV13 - Landscape Protection.

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application are compliance or otherwise with housing policy and the effects of the proposed dwelling on the amenities of nearby residents, visual amenity (including effects on existing trees) and highway safety.

POLICY CONSIDERATIONS

In view of the fact that the Council is unable to identify a five year supply of housing land, there is a presumption in favour of housing development as advised in PPS3: Housing. Applications for residential development are therefore generally acceptable in principle provided that they comply with the limits of development as defined in the saved settlement hierarchy of the Local Plan. This application site is within the settlement boundary of Wilpshire, a G2 settlement. Policy G2 states that, "within the plan area development will be mainly directed towards land within the main settlement boundaries, and for Wilpshire, the "development of sites within the settlement boundary and outside the Green Belt" will be appropriate. This proposal for two dwellings within the settlement boundary is therefore acceptable in principle. The recently approved applications for the conversion of The Coach House into one dwelling and the erection of a further dwelling on adjoining land were acceptable in principle for the same reason.

AMENITIES OF NEARBY RESIDENTS

Firstly, I consider it appropriate to point out that the dwelling on plot 1 would be separated from the nearest dwellings on Beaver Close by the substantial property of "The Knolle"; and the dwelling on plot 2 would be separated from Beaver Close by The Coach House and the recently approved dwelling. Neither of the dwellings would therefore have any effects upon the amenities of the residents of Beaver Close.

The rear elevation of the dwelling on Plot 2 would face the rear garden of the adjoining property to the east, Hollowhead Farm, but would not directly face that dwelling itself. As such, and in view of the extensive natural screening on the rear boundary of the site that is to be retained, I do not consider that this proposed dwelling would have any seriously detrimental effects upon the amenities of that particular adjoining property.

The adjoining property to the rear of plot 1 is on the opposite side of the existing dwelling "The Knolle" and in excess of 70m away from the rear elevation of the proposed dwelling. There is also extensive natural screening, that is to be retained, on the site boundary. I do not consider that the privacy of the occupiers of that neighbouring property would therefore be affected by the rear dormer window (or by any of the other rear windows) of the proposed dwelling on plot 1.

As shown on the amended plan received on 26 July 2011, the proposed dwelling on plot 2 would be sited slightly further forward of the approved adjoining dwelling. I do not consider, however, that this would result in any seriously detrimental effects on the light of the approved dwelling. There are no windows proposed in the northern side elevation of the proposed

dwelling on plot 2 and its conservatory is sited on the southern part of the plot away from the approved neighbouring dwelling. I consider the dwelling proposed for plot 2 to be acceptable in respect of its effects on the amenities that would be afforded to the future occupiers of the approved adjoining dwelling.

Overall, I do not consider that either of the proposed dwellings would have any seriously detrimental effects upon the amenities of any neighbouring dwellings.

VISUAL AMENITIES/TREE CONSIDERATIONS

The Knolle, The Coach House and the recently approved dwelling are all different in terms of their design such that there is no established design which it is considered appropriate to replicate. The dwelling proposed for plot 2, however, has been designed to be a smaller version of the recently approved dwelling that it would immediately adjoin. I consider this to be appropriate. The dwelling on plot 1, however, is more isolated, and on lower ground than its immediate neighbours (both existing and proposed). It is not viewed in conjunction with any of its neighbours. As such, I consider the general form and design of the house on this plot to be acceptable. As such, the design of the dwellings do not, in my opinion, detract from the visual amenities of the immediately locality. In view of the existing tree cover within the overall area that formed the original curtilage of The Knolle, it is not considered that either of the proposed dwellings would have any significant effects upon the appearance of the more general locality.

A tree survey was submitted with the application which specifies the retention of the vast majority of the existing trees in the vicinity of the two plots, although some trees are identified for removal due to their low value. Subject to a condition to ensure the retention and appropriate protection of a number of specified trees, the Countryside Officer has no objections to the application.

Overall, therefore, the proposal is considered to be acceptable with regards to these particular considerations.

HIGHWAY SAFETY

As detailed in the application, the proposed dwellings (along with The Knolle, The Coach House and the previously approved dwelling adjoining The Coach House) will be served by the access onto Whalley Road that was formed (following a planning permission in 2004) as a replacement for the original access which was considered to be unsatisfactory and which is now closed. Subject to improvements to its surface close to the junction with Whalley Road, the County Surveyor considers the new access to be suitable to serve the existing and previously approved dwelling plus the two dwellings now proposed. The internal access arrangements have also been amended to satisfy the County Surveyor's requirements. He therefore has no objections in principle to the application on highway safety grounds.

FURTHER ISSUE

The majority of objections to this application are based on a fear that the applicant will use the track at the rear of Beaver Close as the access to the proposed dwellings. The application however, does not seek permission for the use of that particular access route, and the track is not included within the application site. This application (indeed any planning application) can only be determined on the basis of what has been applied for, and any fears about what may or may not happen in the future cannot be a reason for refusal of a planning application. The

previous refusals and appeal decisions referred to by many of the objectors were made legitimately as, in those cases, the development did propose the track as the sole means of access, and its intensified use for that purpose would have been detrimental to the amenities of adjoining residents. That is not, however, the case in this current application, just as it was not the case in the recently approved applications for the conversion of The Coach House into a dwelling and for a further dwelling adjoining The Coach House. On the basis of the access being onto Whalley Road, as applied for in the application, the proposal will have no effects on the amenities of the residents of Beaver Close. There is therefore no legitimate reason for refusal of the application that in any way relates to the track at the rear of Beaver Close.

CONCLUSION

Having carefully considered the relevant issues and explained why one matter raised by neighbouring residents is not relevant to the consideration of the application, I consider the proposal to be acceptable subject to appropriate conditions.

SUMMARY OF REASONS FOR APPROVAL

The proposed dwellings would have no seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

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

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

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

2. This permission shall relate to the development as shown on the following drawings:

PENI/01B Dwg 01 amended site location plan received 26 July 2011.

PENI/01 Dwg 02 plans and elevations of plot 1.

PENI/01 Dwg 03B plans and elevations of plot 2 amended received 26 July 2011.

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

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

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

4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those

areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

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

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey to be retained [T1/T2/T4/T6/T7/T8/T9/T10/T11/T12/T14/T15/T16/G1/G2/G4] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall include a tree protection monitoring schedule that shall be agreed in writing and inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall be 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 all trees affected by the development are afforded maximum physical protection from the adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of construction works, the precise siting of both dwellings and their proposed finished floor slab levels shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first occupation of the dwelling on plot 2, its driveway and turning area shall have been formed in accordance with approved drawing number PENI/01 Dwg03B. Thereafter these facilities shall be retained permanently clear of any obstructions to their designated use, and the gradient of the driveway shall not at any time be increased unless a further planning permission has first been granted in respect thereof.

REASON: To ensure compliance with the approved plans, in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to the first occupation of either of the dwellings hereby permitted, the existing access track shall be given a tarmac surface for the first 15m of its length from its junction with Whalley Road. The works shall be carried out in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority. This 15m length of the access track shall be retained with a solid surface to the satisfaction of the Local Planning Authority in perpetuity.

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

APPLICATION NO: 3/2011/0049/P (GRID REF: SD 364723 435494)
PROPOSED ERECTION OF 1 NO. RESIDENTIAL UNIT ON LAND TO NW OF RIBCHESTER
POLICE STATION, PRESTON ROAD, RIBCHESTER, LANCASHIRE, PR3 3XL.

RIBCHESTER PARISH No objections to the application.
COUNCIL:

LCC ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objections to the proposed development on highway safety grounds. The amended plan (dated 11 February 2011) provides a clear indication that the necessary off street parking and manoeuvring space can be achieved at this location for two vehicles.

LCC PLANNING OFFICER (ARCHAEOLOGY): Following receipt of the Archaeological Evaluation Report requested, as the excavation of a single evaluation has demonstrated that no in situ Roman deposits are likely to be found within the application site, nor indeed any other features of archaeological interest, the LCC Officer has no further comments to make on the current proposals.

ADDITIONAL REPRESENTATIONS: Two letters has been received from adjacent neighbours who wish to raise the following points of objection:

1. Loss of Light.
2. Loss of view.
3. Devaluation of property.
4. Impact on Highway Safety.
5. Environmental/Ecological Impact.
6. Drainage.
7. Landscape amenity.
8. Loss of privacy.
9. Noise disturbance.
10. Future development.

Proposal

This application seeks permission for the erection of a detached two-storey, three bedroom dwelling on land off Preston Road, Ribchester. The site is located to the northern boundary of Ribchester, on the edge of the existing residential area. Ribchester Police Station is located to the south of the site. The site consists of some 0.04 hectares of land containing four vacant former domestic garages. The site also contains two trees protected by Tree Preservation Orders (TPO's). The plans have been amended in line with discussions with the County Surveyor regarding turning circles and parking availability on site.

Site Location

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

Relevant History

3/2009/0553/P - Outline planning permission for the erection of 2no. 3 bedroom, two-storey semi-detached residential units – Withdrawn.

3/2001/0484/P – Erection of two storey detached dwelling – Withdrawn.

Relevant Policies

Policy G1 - Development Control.

Policy G4 – Settlement Strategy.

Policy ENV13 – Landscape Protection.

Policy T7 – Parking Provision.

SPG – “Extensions and Alterations to Dwellings”.

PPS3 - Housing (June 2010).

PPS5 – Planning for the Historic Environment.

PPS25 – Development and Flood Risk.

Affordable Housing Memorandum of Understanding (AHMU).

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application involve an assessment of the application in relation to the currently applicable housing policy, the effects of the development on visual amenity and the amenities of nearby residents. The LCC Traffic and Development Engineer has raised no objections from a highway safety point of view.

PRINCIPLE OF THE DEVELOPMENT

The site lies within the village settlement of Ribchester and as such falls within Policy G4 of the Local Plan. This Policy notes that planning permission will be granted for proposals falling within certain categories, which, amongst others, includes infill sites not designated as essential open space. For the purpose of this Policy, 'infill' is defined as “the filling of small gaps within small groups of houses where:

1. the site is not designated as essential open space;
2. proposals would not lead to ribbon development or fragmented development;

3. development would reflect the character of the village in terms of scale, design and density, and not have any detrimental visual impact on the locality.

Having visited and assessed the site, it is worth noting that although the site appears to be on the boundary of the settlement, it is actually bounded by a vehicular track to the northwest, which provides access to the rear of properties on Manor Avenue. This ensures that the site is well within the settlement boundary. Coupled with the visual break provided by the trees protected by TPO on the north west corner of the site, the relationship the site has to the Police Station adjacent and the two properties opposite (New House Farm and New House Barn), the site is considered to be a suitable 'infill' plot and its development would not lead to ribbon or fragmented development. I will assess the visual impact of the development separately.

The Local Plan Policy above also however needs to be seen in the context of the revised National Planning Policy Statement 3 (PPS3) para 71 which states that in the absence of a five year supply of deliverable sites, which is the current position within the Borough, planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including criteria in PPS3 para 69. Paragraph 69 states that, in deciding planning applications. Local Planning Authorities should have regard to, (among other issues):

- the suitability of a site for housing, including its environmental sustainability;
- using land effectively and efficiently; and
- ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives.

In considering suitability in this context the following are considered to be important:

- The location of the site.
- The existing and proposed density of housing development in this particular area.
- The subsequent visual impact on surrounding areas.
- The ease of access to the site and the potential impact of creating a new access (no objections made by County Surveyor).

On this basis, given the site lies within the village settlement boundary (as noted earlier), the location of this site for one dwelling is considered entirely suitable. In addition, as a single dwelling there is no requirement under the terms of the Affordable Housing Memorandum of Understanding (AHMU) for the dwelling to be 'affordable'. The proposed development of this site for one dwelling is therefore acceptable in principle when considered in relation to the current housing policies and guidance.

VISUAL IMPACT OF THE DEVELOPMENT

As noted, the site sits to the north west of the Police Station on Preston Road heading out towards Longridge, and the land level on site is slightly lower than that of the adjacent highway. The main part of the dwelling proposed has an 'L' shaped footprint measuring approximately 7.185m (in width) x 7.41m (in depth), and the overall height of the dwelling to the ridge will be

approximately 7.07m. The scheme does not involve any formal landscaping works however the site will be tidied up during construction. The two protected trees will remain untouched and the no building works or storage of materials will take place within the root protection areas (RPA). Due to this, the site will retain the important landscape features that existing on site.

Visually, any development of this site will affect the streetscene and views through the site, however in order to refuse a development the harm of a proposal must be demonstrated. The dwelling itself has been designed to blend in with both the adjacent Police Station (albeit render and of no architectural merit) and the stone built properties on the opposite side of Preston Road, specifically in terms of its scale, principle elevation, size and massing. Indeed the proposed mix of render, stone, slate and timber windows and doors is considered to serve the modern design of the property well, and the dwelling is considered to fit neatly within the site. Sufficient amenity and parking space is provided on site ensuring that it does not appear cramped within the streetscene. With regards to the views of the site from the dwellings opposite the site, given the dwelling proposed is positioned over 22m away and separated by Preston Road, I have no concerns regarding the visual impact of this site from the views of occupiers of the adjacent dwellings.

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

IMPACT ON RESIDENTIAL AMENITY

One of the main concerns raised by the objectors is the potential overlooking/loss of privacy caused by the development of this site. The guidance provided within the SPG – “Extensions and Alterations to Dwellings” discusses a distance of 21m between existing dwellings and the proposed first floor windows of habitable rooms in new developments, and in this instance that distance is easily achieved. As such, I do not consider that the property proposed will cause a loss of privacy to the occupiers of those properties opposite. The land to the south of the site is garden area used by occupiers of the Police Station, however given the orientation of the property on site, the location of the windows within the rear elevation at first floor and the substantial trees to be retained on the southern boundary, I do not consider that the scheme will have a significant detrimental impact on the amenity or enjoyment of the adjacent garden space south of the site.

IMPACT ON PROTECTED TREES

The proposed development has been the subject of discussions with the Council’s Countryside Officer who recommended that all physical development on site be kept out of the Root Protection Areas (RPA) for the protected trees. Following the submission of amended plans in February 2011, the scheme now included no works within the RPA and as such the Countryside Officer is satisfied with the scheme.

ARCHAEOLOGICAL IMPACTS

Upon initial receipt of the application, the LCC Planning Officer (Archaeology) raised concerns with the application as submitted. This was on the basis of the historic and archaeological importance of Ribchester (it is the site of a Roman fort), and that it was possible that the site in question could contain cemetery deposits relating to the Roman period. His detailed reply can be found on the planning file. On this basis he recommend that prior to the determination of the application, an archaeological evaluation of the site must be carried out to determine if any

deposits from the cemetery deposits relating to the Roman period exist, with the results of the evaluation allowing a properly informed decision to be made. This report was carried out and a copy of it was received on the 1 of July 2011, and the LCC Officer has noted "The excavation of a single evaluation has demonstrated that no in-situ Roman deposits are likely to be found within the application site, nor indeed any other features of archaeological interest", and therefore has no further comments to make on the current proposals.

OTHER ISSUES

One of the objector has raised an issue regarding the impact of the development on the stream that runs along the southern boundary of the site, however as the site does not lie within Flood Zones 2 or 3, there is no statutory requirement to consult with the Environment Agency. However, being mindful of the points raised by the objector, I have imposed certain conditions to regulate and control surface water on the site and control boundary treatments around the stream. On this basis, I am satisfied the development is achievable and will have no significant impact on the pipeline crossing the site.

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

SUMMARY OF REASONS FOR APPROVAL

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

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

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

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

2. Notwithstanding details regarding the proposed materials to be used for the dwelling hereby approved, the permission shall relate to the development as shown on Plan Drawing No's c2911 L01 and 7257 P02 Rev. B.

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 11 February 2011.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

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

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

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

7. The car parking and turning area indicated on plan drawing no. 7257 P02 Rev. B shall be surfaced/ paved and marked out in accordance with the approved plan, shall be made available for use prior to the occupation of the dwelling hereby, and shall remain available in perpetuity.

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.

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 risk of flooding in accordance with Local Plan Policy G1 and PPS25.

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

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

10. No development shall take place until a scheme for the boundary treatment adjacent to the watercourse has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be completed in accordance with the approved plans.

REASON: To protect and conserve the habitat and amenity value of the stream running through the site.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey [T1Ash/T2Sycamore] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted and agreed in writing. The details shall include a tree protection-monitoring schedule, and the local planning authority shall inspect all tree protection measures before any site works are begun.

The root protection area [RPA] shall be 12 x the DBH [T1 Ash 8.5m/T2 Sycamore 7.5m] 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 the two trees affected by development and included in a Tree Preservation Order and considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1 and ENV13 of the District Wide Local Plan.

INFORMATIVES

1. The proposed development is in close proximity to a watercourse and access to carry out maintenance works to remove any blockages or to ensure the freeflow of water is likely to be restricted. Therefore it is recommended that the proposal be amended or assessed to ensure that future maintenance responsibilities by the riparian owner can be fulfilled.
2. Any works to the watercourses within or adjacent to the site which involve infilling, diversion or culverting or which may otherwise restrict flow, require the formal Consent of the Environment Agency under Section 23 of the Land Drainage Act 1991. Culverting other than for access purposes is unlikely to receive Consent, without full mitigation for loss of flood storage and habitats.
3. No building material or rubbish must find its way into the watercourse.
4. Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into

waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater.

Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference.

All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

5. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or provision. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

APPLICATION NO: 3/2011/0249/P (GRID REF: SD 362850 442014)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 2 OF PLANNING CONSENT 3/1998/0729/P, TO ALLOW THE HOLIDAY LET TO BE USED AS A PERMANENT RESIDENTIAL DWELLING AT PARLICK, MOSS LANE, CHIPPING, LANCASHIRE

PARISH COUNCIL: The Parish Council have concerns about the impact on the other residents on Moss Lane, on the basis of the following:

- Increased traffic should a further application be submitted for the two remaining holiday lets to be used as permanent dwellings.
- Issues regarding lettings such as letting families live there on short-term basis to allow children to attend schools in the locality.
- Social service usage for vulnerable young people.
- Thefts from neighbouring properties blamed on inappropriate residents of the holiday lets.

Councillors feel the most appropriate use of the site would be to allow the whole property to be one residential dwelling with the current two small holiday lets being used as a garage/storage/office. Alternatively, should the two small holiday lets be retained, the desired scenario would be to have a "manager" occupying "Parlick" property overseeing the letting of the smaller units.

LCC ENVIRONMENT
DIRECTORATE (COUNTY
SURVEYOR):

No objection in principle to the application on highway safety grounds.

ADDITIONAL
REPRESENTATIONS:

No additional representations received.

Proposal

Planning permission was granted for the conversion of a barn on this site into dwelling in April 1997 (3/1997/0108/P). Due to irregularities regarding the level of rebuilding work being carried out to the barn during the implementation of this consent, which in effect was creating a new-build dwelling, the Council took enforcement action which culminated in the submission of Planning application 3/1998/0729/P which sought permission for the rebuilding of the demolished barn on site to form one self-contained holiday unit. The proposal was considered to be acceptable by the Planning and Development Committee on 4 August 1999 and permission was therefore granted subject to a number of conditions including the following condition No 2: The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a period of longer than three months in any one year and in any event shall not be used as a permanent accommodation.

The permission was implemented and to my knowledge the building has been used (and is still being used) as a holiday let in accordance with condition No 2. Permission is now sought for the removal of the condition to allow the building to be used as a permanent separate dwelling.

Site Location

The site is located approximately ½ a mile from the village settlement boundary of Chipping, as defined by the Ribble Valley Districtwide Local Plan. The site lies down Moss Lane within a group of buildings. These buildings include dwellings and some holiday lets. The site lies within the Forest of Bowland Area of Outstanding Natural Beauty.

Relevant History

3/2003/0010/P – Additional roof lights – Granted Conditionally.

3/2002/0758/P – Proposed double garage - Withdrawn.

3/1998/0729/P – Rebuilding of demolished barn to form one self contained holiday unit – Granted Conditionally.

3/1998/0579/P – Convert garage to dwelling. Erect garage and utility on site of former house - Refused.

3/1997/0296/P – Substitution of house type (Single storey lean-to extension to form utility room and WC – Refused.

3/1997/0108/P – Conversion of barn into dwelling – Granted Conditionally.

3/1997/0038/P – Conversion of outbuildings into domestic garages – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy G5 – Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy H15 – Building Conversions – Location.

Policy H16 – Building Conversion – Building to be converted.
Policy H17 – Building Conversions – Design Matters.
Policy H23 – Removal of Holiday Let Conditions.
PPS3 – Housing (June 2010).

Environmental, AONB, Human Rights and Other Issues

Policy H23 of the Local Plan states that ‘proposals seeking the removal of conditions which restrict the occupation of dwellings to tourism/visitor usage will be refused unless the proposal conforms to the normal development control policies of the Local Plan. Policies G5, H2, H15, H16 and H17 will be particularly relevant in any assessment’.

Now that the Council is in a situation where a five year housing land supply cannot be identified, residential development should be favourably considered taking account of the requirements of PPS3: Housing and the relevant saved policies of the Local Plan. In practice, what we presently have is an established built development with a restricted class of residential use. In many ways, there is little difference between this being a form of conversion, and the proposal can be treated as tantamount to a conversion.

Saved Policy H2 of the Local Plan allows the conversion of buildings to dwellings in the open countryside subject to certain criteria. Policies H15, H16 and H17 provide more detailed criteria. The explanatory text to Policy H17 says that ‘the conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable’. The building itself sits to the northeast of four other buildings and to the south of another, at the end of Moss Lane, and I therefore consider the building to form a part of an established group of buildings. As such, if the original barn that previously occupied the site were still in existence, its conversion into a dwelling with unrestricted occupancy would now be acceptable in principle and in accordance with the currently applicable policies and guidance. Therefore, I consider the lifting of the occupancy condition (No. 2) on the now existing building to also be acceptable in principle.

As the proposal does not involve any external alterations to the building or to its curtilage, there would be no detrimental effects upon the appearance of the locality. It is not considered that the use of the building as a permanent dwelling would have any detrimental effects upon the amenities of any existing nearby residents.

The Parish Council expresses a concern about highway safety, specifically with regards to an increase in traffic, however the County Surveyor has stated that he sees no significant difference between the use of the building as a holiday let to that as a permanent dwelling, and there are therefore no highway safety objections to this application.

With regards to the other points raised by the Parish Council, the use of this building as residential property would appear to lift the concerns raised.

Finally, I consider it worth noting that despite approving the removal of this particular Condition, the use of the Barn as a self-contained holiday let will remain as the building is also restricted by a further Condition relating to a Section 106 Agreement. Therefore should the Applicant gain approval for the removal of Condition No. 2, he will still need to remove Condition 9 and modify/discharge the S106 relating to the site in order to allow the use of the building as a permanent residential dwelling.

Therefore in conclusion, when viewed in relation through the presently applicable policies and guidance, the proposed removal of Condition 2 is considered to be acceptable.

SUMMARY OF REASONS FOR APPROVAL

The requested removal of the condition is in accordance with the presently applicable policies and would not result in any seriously detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety.

RECOMMENDATION: That planning permission is GRANTED and that Condition 2 is removed.

APPLICATION NO: 3/2011/0369/P AND 3/2011/0370/P (GRID REF: SD 370051 443721)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 9 OF PLANNING CONSENTS
3/1998/0154/P AND 3/1998/0155/P (LBC), TO ALLOW THE HOLIDAY LET TO BE USED AS A
PERMANENT RESIDENTIAL DWELLING AT COACH HOUSE, CLOUGH BOTTOM FARM,
RABBIT LANE, BASHALL EAVES, LANCASHIRE

PARISH COUNCIL:

The Parish Council have considered the application and are opposed to the proposal, as it seems it is additional to the approval granted for change of use of the offices at this site permanent dwellings at this site. They give the following reasons for objecting:

- Development creep given the previous approval for change of use.
- Precedent of refusals at Brownhills Cottages, Farlands Hall Farm.

LCC ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objection in principle to the application on highway safety grounds.

**ADDITIONAL
REPRESENTATIONS:**

One letter has been received from the occupier of a nearby property who wishes to raise the following points of objection to the proposal:

- Concerns caused by the increasing volume of traffic now using the narrow lane in front of our property.
- At times the lane resembles an industrial estate with drivers showing little respect for other road users.
- Our drive is constantly used as a passing place by drivers not wanting to reverse to use the designated passing places.
- The size of some commercial vehicles using the lane beggars belief. This is borne by the occasional damage to our front garden wall and erosion of the verges.

Proposal

Planning permission and Listed Building Consent were granted for the conversion of the former Coach House adjacent to Clough Bottom Farm (a Grade II Listed Building) into a holiday let in June 1998 (3/2011/0369/P and 3/2011/0370/P). The proposal was considered to be acceptable by the Planning and Development Committee on 16 June 1998 and permission was therefore granted subject to a number of conditions including the following condition No. 9 (which was imposed on both applications):

The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a period of longer than four weeks in any one year and in any event shall not be used as a permanent accommodation.

The permission was implemented and to my knowledge the building has been used (and is still being used) as a holiday let in accordance with condition No 9. Permission is now sought for the removal of the condition to allow the building to be used as a permanent separate dwelling.

Site Location

Clough Bottom Farm is a Grade II Listed Building that is located to the east of Bashall Eaves, and is accessed from Rabbit Lane via a farm track. Clough Bottom Farm comprises an extensive group of buildings in a variety of uses. In addition to the farmhouse, there are four holiday cottages and a large barn in the centre of the courtyard. Permission was granted last year (2010) to convert this building into two dwellings. The building subject to consideration with this application, Coach House, sits to the north east of Clough Bottom Farm (to the rear). The site lies within the Forest of Bowland Area of Outstanding Natural Beauty.

Relevant History

3/1998/0155/P – Conversion of Coach House into Residential (LBC) – Granted Conditionally.
3/1998/0154/P – Conversion of Coach House into Residential – Granted Conditionally.
3/1996/0304/P – Conversion of Barn into Office Reception & Group Activities for Management Training Centre – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy G5 – Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy ENV19 – Listed Buildings.

Policy H2 – Dwellings in the Open Countryside.

Policy H15 – Building Conversions – Location.

Policy H16 – Building Conversion – Building to be converted.

Policy H17 – Building Conversions – Design Matters.

Policy H23 – Removal of Holiday Let Conditions.

PPS3 – Housing (June 2010).

PPS5 – Planning for the Historic Environment.

Environmental, AONB, Human Rights and Other Issues

Policy H23 of the Local Plan states that 'proposals seeking the removal of conditions which restrict the occupation of dwellings to tourism/visitor usage will be refused unless the proposal conforms to the normal development control policies of the Local Plan. Policies G5, H2, H15, H16 and H17 will be particularly relevant in any assessment'. The County Surveyor has raised no highway safety objections to this application.

Now that the Council is in a situation where a five year housing land supply cannot be identified, residential development should be favourably considered taking account of the requirements of PPS3: Housing and the relevant saved policies of the Local Plan. In practice, what we presently have is an established built development with a restricted class of residential use. In many ways, there is little difference between this being a form of conversion, and the proposal can be treated as tantamount to a conversion.

Saved Policy H2 of the Local Plan allows the conversion of buildings to dwellings in the open countryside subject to certain criteria. Policies H15, H16 and H17 provide more detailed criteria. The explanatory text to Policy H17 says that 'the conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable'. The building itself sits to the northeast of Clough Bottom Farmhouse, and is considered to be within the group of the other buildings on this site accessed off Rabbit Lane. I therefore consider the building subject to this application to form a part of an established group of buildings. As such, if the original building known as the Coach House were still in existence, its conversion into a dwelling with unrestricted occupancy would now be acceptable in principle and in accordance with the currently applicable policies and guidance. Therefore, I consider the lifting of the occupancy condition on the now existing building to also be acceptable in principle.

As a curtilage building to Clough Bottom Farmhouse (a Grade II Listed property), this building is also considered part of the listing. As the proposal does not involve any external alterations to the building or to its curtilage, there would be no detrimental effects upon the appearance of the locality nor would there be any impact on the setting or significance of the Listed Buildings. Given the existing use of the building, and its location adjacent to the curtilage of Clough Bottom Farmhouse, it is not considered that the use of the building as a permanent dwelling would have any further effect upon the amenity of the residents of this property than now exist.

Overall, when viewed in relation through the presently applicable policies and guidance, the proposed removal of the condition is acceptable.

SUMMARY OF REASONS FOR APPROVAL

The requested removal of the condition is in accordance with the presently applicable policies and would not result in any seriously detrimental effects upon visual amenity, the amenities of any nearby residents or highway safety.

RECOMMENDATION: That planning permission is GRANTED and that Condition 2 is removed.

APPLICATION NO: 3/2011/0377/P (GRID REF: SD 367152 434189)
PROPOSED EXTENDED FAMILY ACCOMMODATION/ANNEX, GARAGE, WORKSHOP AND OFFICE, DEMOLITION OF REDUNDANT FORMER SHIPPON AND EXTENSION OF RESIDENTIAL CURTILAGE (PARTLY RETROSPECTIVE AS THE EXTENSION OF RESIDENTIAL CURTILAGE TOOK PLACE MORE THAN 10 YEARS AGO) AT HIGHER BOLTON HALL FARM, PARK GATE ROW, COPSTER GREEN

PARISH COUNCIL: Objects to the application with reference to three policies of the Local Plan as follows:

Policy G1 – The statement that there would be no extra traffic generation would seem rather odd when it clearly shows on the plans a significant motor cycle repair facility and vast office only accessible externally.

Policy G5 – The proposal does not appear to meet the criteria a-e.

Policy H9 – The proposals do not create a use which integrates or is ancillary to the main use nor appears to be an annex accommodation for elderly or dependant relatives – eg the sole bedroom accommodation is at first floor level. Could the premise be limited to a single storey unit and link to the existing family residence given an annex appearance and note create a proposed new separate dwelling with no family links to present occupants. Such proposal as proposed would be a dominant and skyline development when viewed from Ribchester Road.

Should planning permission be granted could any permitted development rights be withdrawn and also a condition that its use/occupation shall be restricted to an immediate family member.

ADDITIONAL REPRESENTATIONS: None received.

Proposal

Permission is sought for the demolition of a redundant former shippon and the erection of a two storey building to contain annex living accommodation, garage, workshop and domestic office. The gross floor area of the former shippon is 57m². The proposed building is 'L' shaped in form with maximum dimensions of 14m x 12.5m excluding a proposed front porch. The proposed living accommodation within the building comprises a living room and kitchen/dining room on the ground floor with a landing, one bedroom and a bathroom above. The total floor area of the living accommodation is approximately 120m². The ground floor of the rest of the building would be a garage/motor cycle workshop with a domestic office above. Access to the office would be via an external staircase.

The building would have an eaves height of 4.1m and a ridge height of 6.1m and it would be constructed using random natural stone and would have a natural slate roof. The fenestration would be light oak timber and the up and over garage door would also be timber.

The dwelling to which the building would be an annex was originally a barn that was granted permission for change of use to form an agricultural workers dwelling in 1994 (3/1993/0479/P). A defined area was authorised as curtilage for the farm workers dwelling. In 2010 a Certificate of Lawfulness was granted in respect of the existing use of the dwelling in breach of the agricultural occupancy condition imposed on permission 3/1993/0479/P. There is now therefore no agricultural tie on the occupancy of this dwelling.

The building now proposed is on land outside the curtilage authorised by 3/1993/0479/P. The applicants (Mr & Mrs Booth) have, however, submitted with the application a declaration signed by them both in which they state the following in relation to the land as edged red in this current application:

"We have used all of the land and buildings within the red edge on the attached plan as part of our domestic curtilage since we ceased farming in 1996. The buildings have been used for the storage and restoration of boats for our own personal use, the storage of motorbikes, bikes, firewood and other associated general garage type uses and the land has been used for parking our cars, garden areas and an area for storing our touring caravan.

We make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act 1835."

On the basis of this declaration, this application also seeks permission retrospectively for an extension to the residential curtilage.

Site Location

Higher Bolton Hall Farm is situated in the open countryside and is served by an approximately 400m long access track off the western side of Park Gate Road, Copster Green. There is another dwelling, known as Higher Bolton Hall, immediately to the east of the application site.

There is a range of former farm buildings to the north west of the dwelling. The proposed building would be sited between the dwelling and a large agricultural building that is to be retained. Only a relatively small former shippon would be demolished.

The majority of the requested residential curtilage extension is at the rear (north) of the dwelling with only a small area at the front.

Relevant History

3/1993/0479/P – Change of use of barn to farm workers dwelling including the erection of a detached garage. Approved with conditions.

3/2010/0482/P – Application for a Certificate of Lawfulness for the existing use of the dwelling in breach of an agricultural occupancy condition. Certificate granted.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Policy H9 - Extended Family Accommodation.

Policy H12 - Curtilage Extensions.

Environmental, AONB, Human Rights and Other Issues

The permission granted in 1994 for the conversion of a former barn into an agricultural workers dwelling (3/1993/0479/P) included permission for a detached garage at the front (south) of the building. That garage had plan dimensions of approximately 5m x 5m with an eaves height of 2.5m and a ridge height of 5m. It has not been constructed, but it could be erected at any time as it was part of the same permission as the conversion/change of use of the barn, which, of course, has been carried out. As a “start” has obviously been made in respect of the implementation of a permission, there is no time limit applicable to the completion of the approved development in the form of the erection of a garage.

The building now proposed at the rear of the converted barn includes a relatively large garage/motor cycle workshop. In response to the concerns of the Parish Council, the applicants agent has confirmed that the motor cycle repair facility is purely domestic being related to a hobby of one of the members of the family and is not going to be used for any commercial purposes whatsoever. The proposed office above the garage/motor cycle workshop is also to be for the personal use of members of the family and not in association with any commercial business purposes. The agent confirms his clients’ willingness to accept conditions specifying the domestic use of those parts of the building. In these circumstances (again in relation to the Parish Council’s concerns) he says that, as the family already live at the property, there would be no additional traffic generated by the proposal.

The application needs to be considered against a number of policies of the Local Plan.

With regards to the general requirements of Policy G1 I consider the development to be acceptable. The existing former timber shippon building which is to be demolished, is in a dilapidated state and proposed replacement building will use materials that are considered to be in keeping and sympathetic with the character of the surrounding area and therefore the proposed development will create a visual improvement. The proposed development will result in an increase in built form, but the location of the proposed building is such that it would be seen as part of a group of buildings and will not be particularly prominent. I do not consider that

the development would create a building of such a size and intensity as to be harmful to the existing character and appearance of the locality.

Policy G5 specifies the types and scale of development for which planning permission will be granted on sites outside settlement boundaries which includes small-scale uses appropriate to a rural area which conform to the other policies in the Local Plan. As a small-scale development that is effectively a “householder” development, I do not consider the proposal to be contrary to the requirements of Policy G5.

Policy ENV3 requires development in the open countryside to be in keeping with the character of the landscape area and reflecting local vernacular, scale, style, features and building materials. Due to its design and choice of materials, and as it will replace an existing unattractive building; I consider that the proposal complies with the general requirements of Policy ENV3.

Policy H9 states that “the borough Council will approve applications for extensions of properties to provide accommodation for elderly or dependant relatives subject to the following criteria:

- i) the proposal conforms to the provisions of Policy G1 of this plan.
- ii) the development must be capable of integration into the main dwelling or a use which is ancillary to the use of the main dwelling when circumstances change.
- iii) the extension should generally speaking provide only a modest level of accommodation.”

In the supporting statement submitted with the application, the applicant’s agent explains that the building will be used to provide flexible accommodation for the applicant’s extended family. He states that the use will be ancillary to the main farmhouse and will provide a modest level of additional accommodation. He also refers to numerous examples where detached annex accommodation of a size similar to that proposed in this application have been granted permission by the Council in recent years. The agent also says that the decision was taken to apply for a detached annex because the existing dwelling is a barn conversion and an extension could be harmful to its appearance and character.

If permission was sought for a building of this size to be used solely as ancillary living accommodation then it clearly would not comply with Policy H9 and permission would be refused. The living accommodation, however, comprises a living room a kitchen, dining room, only 1 bedroom and a bathroom. I am aware of numerous cases where planning permission has been granted for a detached annex accommodation of this general scale. The decision has been taken by the applicants in this case to apply for a single building that also includes the ancillary uses of garage/hobby workshop and home office. I also consider the fact that there is an extant permission for a relatively large detached garage to be constructed at the front of the dwelling to be relevant to the consideration of this application.

If built, that garage would be more prominent in the local landscape than the proposed building situated between the dwelling and the retained agricultural buildings at the rear. If permission is granted in respect of this application, a condition removing permitted development rights for any buildings within the curtilage could legitimately be imposed. I also consider that the condition could legitimately be worded so that it also prevented the construction of the previously approved detached garage. Also, if permission was now sought for a smaller annex building containing only the ancillary living accommodation, then the Council would have difficulty in resisting an application for a separate building for garage etc purposes.

Overall, I consider there to be merit and justification in granting permission for the building subject to a removal of permitted development rights condition as stated above and also conditions (i) preventing any business use of the building and (ii) that the constituent parts of the building can only be used for the purposes stated on the submitted plans, and that any use of the garage/workshop/office floor space as living accommodation could not be carried out unless a further planning permission had first been granted.

With regards to the other element of this application, Policy H12 says that curtilage extensions within settlements will be approved and that curtilage extensions on the edge of settlement will be approved subject to certain criteria. In the explanatory text to the Policy it states that curtilage extensions outside settlements will normally be refused.

In this case, however, the curtilage extension for which permission is sought is claimed in the Statutory Declaration submitted by the applicants to be a lawful use as the land has been used as domestic curtilage since 1996 (ie for more than 10 years). The Council has no evidence to dispute this claim. The case officer confirmed that, at the time of his site visit, this land was used for domestic purposes in the manner described in the declaration. In addition this curtilage extension involves part of the existing farmyard and does not encroach onto the adjoining fields. As such, it does not detract from the appearance and character of the locality. Overall, I have no objections to this element of the application.

A bat survey was not submitted with this application (in relation to the former shippon building that it is to be demolished) nor was one requested by the Local Planning Authority. The Countryside Officer has, however, recommended the imposition of a condition relating to the protection of bats. Subject to such a condition and the other conditions referred to above, I consider the proposal to be acceptable.

SUMMARY OF REASONS FOR APPROVAL

That, subject to the use of the constituent parts of the building for the purposes stated on the submitted plans, the proposal represents an annex for use by the extended family that is appropriate in scale, design and function for the locality and would not have any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

RECOMMENDATION: That planning permission be GRANTED subject to the following 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 development as shown on drawing numbers BOO/448/1261/01,02,03 and 04.

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

3. A protected species scoping/risk assessment shall be carried out prior to any development works commencing. In the event that any bats are found or disturbed during any part of the

development, all works shall cease until further advice has been sought from a licensed ecologist.

REASON: In order to reduce the harmful impact of development on a protected species (bats) and to comply 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 main dwelling Higher Bolton Hall Farm, or to the building hereby permitted, including any development within the curtilage as defined in the schedule to Part 1 Classes A-E shall not be carried out unless a further planning permission has first been granted in respect thereof. Additionally, the garage for which planning permission was granted by 3/1993/0479/P shall not be constructed unless a further planning permission has also first been granted.

REASON: As the construction of the previously approved garage, plus the building hereby approved and any further extensions or curtilage buildings that could otherwise be built as permitted development would represent overdevelopment of the site to the detriment of visual amenity, contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. The ancillary living accommodation contained in the building hereby permitted shall only be occupied as an extended family unit to the property Higher Bolton Hall Farm and shall not be used as a separate independent unit of residential accommodation.

REASON: To comply with the terms of the application and because the creation of a separate residential unit in this location would be detrimental to the amenities and character of the area, contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. The garage, motorcycle workshop and office contained within the building hereby permitted shall only be used for those stated purposes. Those parts of the building shall not be used for any other purposes (including additional living accommodation such as lounge, kitchen, bedroom or bathrooms) unless a further planning permission has first been granted in respect thereof.

REASON: To comply with the terms of the application and with Policy H9 of the Ribble Valley Districtwide Local Plan as any additional living accommodation would be tantamount to the creation of an additional dwelling as opposed to the annex accommodation for which planning permission has been granted.

7. The garage, motorcycle workshop and office within the building hereby permitted shall only be used for domestic purposes and shall not be used in association with any trade or business.

REASON: As any commercial use of this building would be detrimental to the amenities and character of the locality, the amenities of nearby residents and highway safety contrary to Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2011/0395/P (PA) & 3/2011/00396/P (LBC) (GRID REF: SD374323, 441840)
RETROSPECTIVE APPLICATION TO CAREFULLY STRIP OUT EXISTING FIXTURES AND FITTINGS AND REFIT FOR USE AS A COFFEE SHOP, INSTALL CONDENSER UNITS TO REAR OF BUILDING AND CONNECT TO NEW INTERNAL SERVICES. ALTERATIONS TO EXISTING SHOP FRONT, INCLUDING REPLACING FRONT DOORS AND FIX NEW PEGGED OFF LETTERS TO EXISTING FASCIA SIGN AT 27-29 CASTLE STREET, CLITHEROE

PARISH COUNCIL: No comments or observations received.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No objections

ADDITIONAL
REPRESENTATIONS: Two letters have been received questioning the point of the application when all the work is retrospective and urging the Council to block the applications, and to penalise Café Nero for their breaches of heritage and tree preservation regulations.

Proposal

The proposal is retrospective, in that the work has been undertaken without having first obtained planning permission or Listed Building Consent. Due to work undertaken by the planning enforcement team and the Conservation and Design Officer, the applicant is seeking to regularise these unauthorised works by applying for the refitting of the ground floor of the premises for use as a coffee shop, being used by Caffé Nero, the installation of condenser units on the rear of the building and the internal connections associated with these. Consent is also sought for the alterations to the existing shop front and for the individual letters on the existing fascia sign. There is a separate application submitted for the change of use (3/2011/0429/P).

Site Location

The site lies within the Conservation Area of the Clitheroe Town Centre, which is identified as the principal shopping frontage in the Ribble Valley Districtwide Local Plan. Nos. 27-29 Castle Street is a three storey listed building that forms part of a terrace of buildings on the west side of the high street, with the main frontage onto Castle Street

Relevant History

3/2011/0429 - Retrospective application for the change of use of the ground floor to class A1/A3 use – Not yet determined.

3/2011/0398/P - Retrospective application to fix new individual pegged off letters to existing fascia sign – Not yet determined.

3/2001/0942/P – Alterations to existing retail premises – Approved with Conditions.

3/1980/0645/P – New entrance doors – Approved.

6/2/1309/P – Internal alterations and new shop front – Approved.

Relevant Policies

Policy G1 – Development Control.

Policy ENV16 – Development within Conservation Areas.

Policy ENV19 – Listed Buildings.

Planning (Listed Buildings and Conservation Areas) Act 1990.

PPS5 – Planning for the Historic Environment.

Environmental, AONB, Human Rights and Other Issues

The main consideration in the determination of the full planning and listed building consent applications is the duty at Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the (listed) building, its setting and any features of special architectural or historic interest which it possesses.

Section 66(1) of the above Act requires that special regard be given to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest. Furthermore, Section 72 of the above Act requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a conservation area, and the impact upon residential amenity.

During the initial investigatory work carried out by the enforcement team and the Design and Conservation Officer, the premises were entered and officers investigated what works were being undertaken at the premises. It was found that the internals of the ground floor has been previously stripped by another occupier, authorised by the Council by application 3/2001/0942/P, and replaced with stud walls and false ceilings. Internally, the ground floor of the building is therefore of little or no historic value. In comparison, the upper two floors of the building contain much historic detailing. During the process, Caffé Nero has maintained that the upper floors of the building will not be used. At my most recent site visit, 21 July 2011, this was the case, with the upper floors vacant. Provided the café use remains at ground floor only, I consider that the internal works undertaken have not affected the integrity of the listed building. This aspect can be controlled by a planning condition.

With regards the external works to the property, the air conditioning units, present at the rear of the property, are not considered to have a detrimental impact on the character of the Conservation Area or the building. No complaints have been received relating to the air conditioning units, it would therefore appear that they do not affect the residential amenity of the flats above adjacent units. However, for the avoidance of doubt and to ensure the Council has some control over the noise output of these units, a condition will be imposed requiring details of their noise output, if Members are minded to approve the applications,

The existing shop front has been altered by the insertion of new doors. It has also been repaired and repainted. I consider that the appearance and design of the shop front present makes a positive contribution to this principal shopping frontage and furthermore, no important historic fabric is shown to be, or has been, lost in development.

In my opinion the proposal has an acceptable impact upon the character and significance of listed building and its setting, the character, appearance and significance of Clitheroe Conservation Area and residential amenity.

SUMMARY OF REASONS FOR APPROVAL

The proposal has an acceptable impact upon the character, setting and significance of the Grade II listed building, the character, appearance and significance of Clitheroe Conservation Area and residential amenity. This is in accordance with Policies ENV16, ENV19 and G1 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 1: That planning permission be GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing Nos:

CN469-000, CN469-001, CN469-002, CN469-100, CN469-200,
CN469-300, CN469-400, CN469-600, CN469-700, 1287/M/101,
1287/M/101, and 070611-01.

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

2. This permission relates to the ground floor of the premises only and not to the first or second floors.

REASON: To safeguard the interior of the historic building ensuring that the upper floors of the premises, which are of historic interest, are not adversely affected, as supported by Policies ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

3. The precise details of the noise emissions of the air filtration systems shall be approved, in writing, by the local planning authority within one month of the date of this permission.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

RECOMMENDATION 2: That listed building consent be GRANTED subject to the following condition(s):

1. The permission shall relate to the development as shown on Plan Drawing Nos:

CN469-000, CN469-001, CN469-002, CN469-100, CN469-200,
CN469-300, CN469-400, CN469-600, CN469-700, 1287/M/101,
1287/M/101, and 070611-01.

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

2. This permission relates to the ground floor of the premises only and not to the first or second floors.

REASON: To safeguard the interior of the historic building ensuring that the upper floors of the premises, which are of historic interest, are not adversely affected, as supported by

Policies ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

3. No primary cooking of unprepared food shall be carried on the premises. Only re-heated or cold food that has been prepared elsewhere shall be served within the premises.

REASON: To safeguard the amenity of the area as supported by Policies G1, ENV16, and ENV19 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2011/0398/P (GRID REF: SD 374323 441840)
RETROSPECTIVE APPLICATION TO FIX NEW INDIVIDUAL PEGGED OFF LETTERS TO EXISTING FASCIA SIGN AT 27-29 CASTLE STREET, CLITHEROE

PARISH COUNCIL: No comments or observations received within the statutory consultation period.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): At the time of writing this report, verbally, the Highway Engineer has no objections.

ADDITIONAL REPRESENTATIONS: One letter of representation has been received urging the Council to block the application and to penalise Café Nero for their breaches of heritage and tree preservation regulations.

Proposal

The proposal is a retrospective application for the erection of a non-illuminated timber fascia sign. The sign has approximate dimensions of 8.0m x 0.85m and is painted in the corporate colours of Dulux 'Nero Blue'. The individual letters are black with copper edging and spells 'CAFFÉ NERO'. Each letter is approximately 0.31m in height.

Site Location

The property is a Grade II Listed Building sited along the main shopping frontage within Clitheroe Conservation Area.

Relevant History

3/2003/0980/P – Fascia sign and projecting sign - Approved with Conditions.
3/1980/0506/P – Shop fascia sign – Approved with Conditions.

Relevant Policies

Policy G1 – Development Control
Policy ENV16 – Development within Conservation Areas
Policy ENV19 – Listed Buildings
Policy S3 - Principal Shopping Frontage - Clitheroe
PPG19 - Outdoor Advertisements

Environmental, AONB, Human Rights and Other Issues

Fundamental to the determination of applications for advertisement consent is that they may only be controlled with regard to two material considerations, namely amenity and public safety.

In terms of public safety, the LCC highway engineer has no objections on highway safety grounds; therefore, this aspect of the proposal is acceptable.

In assessing amenity it is important to have regard to the adverts' effect on the appearance of the building or on visual amenity in the immediate locality where it is to be displayed. The relative considerations are the local characteristics of the area including scenic, historic, architectural or cultural features which contribute to the distinctive character of the locality.

As previously stated, this building within the conservation area, is Grade II Listed, despite its modern shop front. On a Listed Building in particular, but also on a building within the conservation area, adverts which are not illuminated and are painted are considered most appropriate to both the character, appearance and significance of the conservation area and the listed building. The Caffé Nero signage is painted timber and its simple non-illuminated design and detailing does not, in my opinion, conflict with the character and appearance of this host building, and is thus recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposed signs have no significant detrimental visual effect on the appearance of the locality in general, nor will they have an impact on highway safety.

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

1. The permission shall relate to the development as shown on Plan Drawing Nos. CN456/600 and 190511-01.

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

2. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aids to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

REASON: Required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

APPLICATION NO: 3/2011/0429/P (GRID REF: SD 374323 441840)
RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF THE GROUND FLOOR
TO CLASS A1/A3 USE AT 27-29 CASTLE STREET, CLITHEROE, BB7 2BT

PARISH COUNCIL: No comments or observations received within the statutory consultation period.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No objections

ADDITIONAL
REPRESENTATIONS: One letter of representation has been received urging the Council to block the application and to penalise Café Nero for their breaches of heritage and tree preservation regulations.

Proposal

The proposal is retrospective, in that the premises are already trading as Caffé Nero. Due to work undertaken by the planning enforcement team, the applicant is seeking to regularise this by applying for a mixed A1/ A3 mixed use on the site.

The entrance to Café Nero is from the main street with a seating area to the front, side and to the centre of the premises. The proposal includes various internal alterations on the ground floor including toilet facilities, office and storeroom.

The lawful use of the site is Class A1 shop in accordance with the Use Classes Order. This section of the main shopping street is busy with high pedestrian footfalls and similar other properties fronting it are in commercial use, with ground floors in predominantly A1 use and upper floors used for ancillary offices and storage, and self contained flats.

Site Location

The site lies within the Conservation Area of the Clitheroe Town Centre, which is identified as the principal shopping frontage in the Ribble Valley Districtwide Local Plan and as shown on its Proposals Map. Nos. 27-29 Castle Street is a three storey building that forms part of a terrace of buildings on the west side of the high street, with the main frontage onto Castle Street and a service and fire escape exist onto a shared area at the rear.

Relevant History

3/2011/0398/P - Retrospective application to fix new individual pegged off letters to existing fascia sign – Not yet determined

3/2011/0396/P - Retrospective application to carefully strip out existing fixtures and fittings and refit for use as a coffee shop. Install condenser units to rear of building and connect to new internal services. Fix new individual pegged off letters to existing fascia sign – Not yet determined

3/2011/0395/P – Listed Building Consent for retrospective application to carefully strip out existing fittings and fixtures to ground floor only ready for refit as a coffee shop using studwork and plasterboard. Alterations to existing shop front, including replacing front doors. Apply new signage to existing fascia. Install condenser units to rear of building and fix to new internal services – Not yet determined

3/2001/0942/P – Alterations to existing retail premises – Approved with Conditions

3/1980/0645/P – New entrance doors - Approved

Relevant Policies

Policy G1 – Development Control

Policy ENV16 – Development within Conservation Areas

Policy ENV19 – Listed Buildings

Policy S1 - Shopping Policies - Clitheroe Centre

Policy S3 - Principal Shopping Frontage - Clitheroe

Environmental, AONB, Human Rights and Other Issues

The main considerations to be had with this application are in respect to the principle of the development, the impact on the town centre, nearby residential amenity, the visual impact of the scheme on the Listed Building and the Conservation Area, and any potential impact on highway safety.

Policy S3 allows for the change of use of properties to cafes and restaurants on the principal shopping frontage subject to the Policy G1 of the Local Plan, as such, given that this is an established A1 retail unit at this site, I do not consider that allowing the change of use of the premises would give rise to a detrimental impact on the amenity of the occupiers of the adjoining properties, providing the hours of use are conditioned appropriately. The Applicant has applied for opening hours of 0700 to 1800, Monday to Saturday and also 0900 to 1800 on Sundays and Bank Holidays, however, given the comments of the Environmental Health department that the premises should not open before 0800 hours, due to the un neighbourly impact of vehicles and pedestrians. However, there are other similar businesses within the town centre that operate within similar times and as such I consider this reasonable. The air conditioning units installed at the rear of the building, may, in the future, cause disturbance to neighbouring residents. A condition will be used requiring details of the noise output, should Members be minded to approve the application. The Environmental Health section has also raised objections regarding the lack of toilet provision for the 54 covers at the premises. This matter is outside the remit of planning control and is dealt with by separate Environmental Health legislation, thus a refusal on this ground could not be sustained.

Policy ENV16 notes that development must reflect the character of the area, this is the subject of separate applications, however, it also notes that economic benefits to the area are a material consideration. The applicants have put a case forward claiming that the Caffé Nero brand contributes to maintaining an active shopping frontage within the town centre adding to the vitality and viability of the town centre and as such applies to the Council's shopping policies.

With regards to the visual impact of the scheme on the listed building and Clitheroe Conservation Area, by virtue of the changes to the shop frontage, it is worth noting that these aspects are being considered separately under planning applications 3/2011/0395/P and 3/2011/0396/P.

With regards to any potential impact the proposal may have on highway safety the LCC County Surveyor has no objections on highway safety grounds.

Subject to conditions I consider the proposed change of use of the ground floor of this existing A1 business to a mixed A1/A3 use to be acceptable and compliant with Policies and thus I recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

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

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

1. The permission shall relate to the development as shown on Plan Drawing Nos. CN469-100 Rev. B and CN469-001.

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

2. No primary cooking of unprepared food shall be carried on the premises. Only re-heated or cold food that has been prepared elsewhere shall be served within the premises.

REASON: To safeguard the amenity of the area as supported by Policies G1, ENV16, and ENV19 of the Ribble Valley Districtwide Local Plan.

3. The premises shall be solely used for mixed A1/A3 use and no other purpose except A1 use and or no other purpose except sole A1 use (including any other purpose in class A3 of the Town and Country Planning (Use Classes) Order 2005.

REASON: To ensure that no alternative use is made of the premises which would cause harm to the vitality and viability of the principal shopping area in the Town Centre.

4. This permission relates to the ground floor of the premises only and not to the first or second floors.

REASON: To safeguard the interior of the historic building ensuring that the upper floors of the premises, which are of historic interest, are not adversely affected, as supported by Policies ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan and PPS5: Planning for the Historic Environment.

5. The use of the premises in accordance with this permission shall be restricted to the hours between 0700 to 1900 on Mondays to Saturdays, and 1000 to 1600 on Sundays and Bank Holidays.

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

6. The precise details of the noise emissions of the air filtration systems shall be approved, in writing, by the local planning authority within one month of the date of this permission.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

NOTE(S):

1. The applicant's attention is drawn to the requirements of the Environmental Health Officer, as follows:
 1. Information is required for the assessment of the adequacy of the toilet and washing facilities.

APPLICATION NO: 3/2011/0430/P (GRID REF: SD 365405 435692)
NEW AGRICULTURAL LIVESTOCK BUILDING AT STYDD LODGE FARM, STYDD LANE,
RIBCHESTER

PARISH COUNCIL: No objections.

ADDITIONAL REPRESENTATIONS: No observations received.

Proposal

Permission is sought for a 12m x 27m x 5m in height open-fronted agricultural building for the housing of the applicants livestock, located 5 metres north of existing agricultural buildings on the site. Materials to be used in its construction are timber-clad walls with anthracite fibre cement sheets to the roof.

Site Location

Stydd Lodge Farm is located off Stydd Lane, a single-track road that leads to the Grade II Listed Roman Catholic Church of St Peter and St Paul and Almshouses, within the designated Conservation Area, but just outside the main settlement limit of Ribchester.

Relevant History

None.

Relevant Policies

Policy G1 – Development Control.

Policy ENV16 – Development Within Conservation Areas.

Policy SPG – Agricultural Buildings and Roads.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are the visual impact of the proposal upon the character and appearance of the Conservation Area as well as the setting of the Grade II Listed buildings, and the potential impact on neighbouring residential amenity.

In terms of visual impact I consider that the scale, size and design of the proposal is appropriate. The materials used in its construction will compliment other buildings on the site and will ensure that it will not prove visually prominent within the locality. The location of the proposal 5 metres north of existing agricultural buildings will ensure that it is not viewed in isolation, and the existing mature hedgerow which is interspersed with mature trees will screen the majority of the proposal when viewed from Stydd Lane and the Public Footpath.

In addition, due to the materials used, the size and location of the building as outlined above, it is considered that any impact upon the setting of the Grade II Listed Buildings 70 metres north of the application site and the character/appearance of the Conservation Area will be minimal.

Turning to the impact of the proposal upon the amenity of neighbouring residents the building is to be located 70 metres south of the nearest residential properties, and as the building relates to an existing farmstead any impact of the proposal upon the amenity of neighbouring residents will be minimal.

Therefore, having regard to all the above I am of the opinion that the works would not prove significantly detrimental to either visual or residential amenity and recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse affect upon the setting of adjacent Listed Buildings or the character and appearance of Ribchester Conservation Area.

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

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

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

2. This permission shall relate to Drawing No. RH/320110430/01 in relation to the proposed site plan and Drawing No. RH/320110430/02 in relation to the proposed elevations and floor plan.

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

APPLICATION NO: 3/2011/0445/P (GRID REF: SD 360188 437489)
ERECTION OF COMMERCIAL UNIT WITH OFFICES AT FIRST FLOOR LEVEL AND PARTIAL DEMOLITION OF EXISTING STRUCTURES. INTERNAL ALTERATIONS AND CHANGE OF USE OF EXISTING COMMERCIAL UNIT AS CARPET AND BEDROOM SHOWROOM AND FORMATION OF FIRE ESCAPE AND REVISED CAR PARKING LAYOUT (RE-SUBMISSION OF 3/2011/0132/P) ON VACANT LAND ADJACENT TO ENTERPRISE WORKS, WARWICK STREET, LONGRIDGE, LANCASHIRE.

LONGRIDGE TOWN COUNCIL: No objection to the application and were pleased to note that the car park layout had been improved.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objections in principle to this application on highway safety grounds, subject to relevant conditions.

ADDITIONAL REPRESENTATIONS: One letter of objection has been received from an adjacent business, with the following points of objection being raised:

1. Whilst we do not object in principle to developing the site, we are still unhappy about the additional parking required for staff and customers.
2. Residential properties at one end of Warwick Street with the rest predominantly businesses which reduce the 'free' parking spaces for town centre shoppers.
3. Four public highway spaces have been allocated as parking for the development in an attempt to monopolise the public highway which is unacceptable,
4. Over development of this site will reduce the availability of parking for residents and customers.
5. Increase in traffic to the area.
6. This area is used as a 'rat run' to avoid congestion at Berry Lane, but with cars double parked, and forced to turn around because of deliveries, this will create further hazards.

Proposal

The application seeks permission for the erection of a commercial unit with offices at first floor level, with a requirement for the partial demolition of existing structures on site. The proposal also includes internal alterations and the change of use of the existing commercial unit on site to a carpet and bedroom showroom, the formation of a fire escape on the rear elevation of the buildings and a revised car-parking layout for the site.

The new build unit on the site will be constructed from block and render, and will have a 'goose wing grey' profile sheet cladding roof (similar to the adjacent buildings on site). The doors and windows will be powder-coated aluminium and their colour will be agreed prior to the build. This current proposal is a re-submission of a previous application for the same building, however following concerns raised relating to the height, design and massing of the previously proposed building, these amended plans have been submitted for the scheme. The building has a footprint of approximately 11.35m (w) x 17.79m (d), and measures 5.91m to the ridge of the roof. Including the slight drop in land levels on site, this building is approximately 1.3m lower in height than the existing commercial unit recently approved on this site. The building has been reduced in height by 0.7m (from that previously proposed) and the single storey element is now a 'true' single storey (stepped down) as opposed to a continuation of the roofline of the main building. This is in order to ensure that the overall massing of the new unit is reduced; creating visually a more subservient building in relation to the existing building, and in order to appear less dominant over the neighbouring residential properties. There are no windows in the rear (west facing) elevation of the proposed building, with the only windows overlooking land within the ownership of the applicant. In coming to the proposed design of the new unit, the intention of the Applicant is to allow the potential of separating the first and ground floor of this new building in order to appeal to a wider clientele, however there is interest to let the entire building out as one unit.

The scheme also includes a fire escape to serve both units to the rear (west) elevation of the new buildings. Part of this structure and associated internal and external alterations have already been commenced in order to allow the existing unit to be up to current fire safety standards, and to allow it to open for business.

The units are accessed from the existing access off Warwick Street, and in order to provide a suitable level of parking on site (to serve the existing and proposed businesses) the Agent has revised the existing parking layout on site.

Site Location

The site in question is located on Warwick Street, Longridge, which is on the edge of Longridge town centre, to the rear of the main shopping street, Berry Lane. The site also lies on the edge of the new Conservation Area as defined by the Local Plan. The site currently comprises of a number of close-knit units of various sizes and designs, and the site is historically an industrial/commercial site. Warwick Street as a whole comprises a mixture of residential and commercial buildings, however I would consider that the commercial aspect dominates the streetscene and traffic generating aspects of the area. There are neighbouring dwellings that border the site to the west (Derby Road), with the rear elevation of the properties being within 6m of the boundary.

Relevant History

3/2011/0132/P - Erection of commercial unit with offices at first floor level, partial demolition of existing structures and formation of fire escape and staircase to west facing elevation with exit onto Warwick Street – Withdrawn.

3/2009/1009/P - Alteration of roof profile to accommodate the creation of 4no. self-contained office units at first floor – Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.

Policy G2 - Settlement Strategy.

Policy EMP7 - Extensions/Expansions of Existing Firms.

Policy RDF2 of the Regional Spatial Strategy 2008.

PPS4 – Planning for Sustainable Economic Growth.

PPS6 – Planning for Town Centres

Environmental, AONB, Human Rights and Other Issues

The main issues to consider with regards to this proposed development are the principle of the development, the potential impact on residential and visual amenity and the impact of the scheme on highway safety.

PRINCIPLE OF DEVELOPMENT

The site lies on the edge of the town centre of Longridge, and has existing industrial/commercial uses on other areas of the site, as well as being surrounded by other commercial developments. As such, it is considered that the principle of developing the site for further industrial/commercial uses is considered acceptable subject to compliance with other Policies within the Local Plan. Policy EMP7 states that “The expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of this plan”. Whilst the proposed development is not strictly an expansion of an existing firm, it is considered that the same principles must apply for development on this site.

RESIDENTIAL AND VISUAL AMENITY

Following adverse comments from nearby neighbours and concern raised by the department, discussions were held with the Agent in order to create a more acceptable solution for the proposed development. Amended plans have been submitted which indicate the mass and form of the building being reduced, as well as its overall height. The roof height and pitch over the single storey element of the building has also been altered so that this element is now a more ‘true’ single storey, with the eaves of this element of the building being at only 2.45m, set 1m in from the boundary of the site (approximately 7m from the original rear elevations of the dwellings on Derby Road. This reduces the massing of the building in relation to the nearest properties, and due to the reduction in height, will appear less intrusive on site in relation to the other nearby units. There are no issues with regards to overlooking/loss of privacy due to the position of the windows in the new building. In respect of potential noise concerns from air conditioning units or similar, a suitable noise attenuation Condition shall be imposed. There shall also be a restriction on hours of operation and delivery. Therefore, in considering the

above, the nearby residential properties would not, in my view, be adversely affected and the building will have no adverse visual impact on the site and its surrounding area.

IMPACT ON HIGHWAY SAFETY

The County Surveyor notes that he is not convinced that the applicant has sufficient space to provide the 20 off-street parking spaces within the site indicated on the revised plans, however provided that the areas indicated on either side of the courtyard area fronting Warwick Street and at either end of the retained stores building at the rear of the plot area reserved for parking this will comfortably allow 15 vehicles to park, and he would therefore have no objection to the proposal.

In conclusion, whilst I am mindful of the comments from the owners of adjacent properties (not only in relation to this application but the previously withdrawn proposal), given the uses surrounding the site, the expected level of vehicular movements to and from the site, the expected number of jobs to be generated from the proposal (four full-time/two part-time) and the fact that the Applicant has sought to appease previous objections to the proposal by amending the scale and massing of the new building, the amended scheme submitted is not considered to cause a significant detrimental impact on the amenity of the area or on the amenity of the occupiers of nearby dwellings, and nor will it have a significant detrimental impact on highway safety at this location within the centre of Longridge. The proposal is therefore recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

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

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

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 0388/93-01-D, 0388/93-02B, 0388/93-03A, 0388/93-05A, 0388/93-06C, 0388/93-8, 0388/93-10C and 0388/93-11.

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

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

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

4. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

5. No work, display or storage activities shall take place outside the buildings on the site.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6. The precise details of the type and method of air filtration and extraction systems to be used shall be approved, in writing, by the local planning authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. The use of the proposed and existing units associated with this permission shall be restricted to the hours between 0730 to 1800 Monday to Friday, 0730 to 1800 on Saturdays, and 1000 to 1500 on Sundays or bank holidays.

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

8. All Deliveries to the site shall be restricted to between the hours of:

- a. 0730hrs to 1800hrs Monday to Friday,
- b. 0730hrs to 1800hrs on Saturdays, and
- c. 1000hrs to 1500hrs on Sundays and Bank Holidays.

Deliveries shall also be organised as to avoid reversing on site and activation/use of reversing beepers.

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

9. Prior to the commencement of the use of the building hereby approved, the car parking spaces and manoeuvring areas indicated on the approved plan number 0388/93-03A, shall be surfaced and/or paved and marked out in accordance with the approved plan. They shall, thereafter, all be made available for use in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, and to allow for the effective use of the parking area.

APPLICATION NO: 3/2011/0462/P

(GRID REF: SD 360214 434946)

NEW AGRICULTURAL STORAGE BUILDING AT MOSSFIELD, ALSTON LANE, LONGRIDGE.

PARISH COUNCIL: No objections.

ADDITIONAL REPRESENTATIONS: One letter has been received from a neighbouring resident who wishes to express that they have NO OBJECTION to an agricultural building in principal, but wish to raise the following concerns:

- The proposed size is large in relation to the smallholding.
- Request that if permission is granted it should specify that it is for personal agricultural use only, and not for any commercial venture.

Proposal

Permission is sought for a building to provide housing for the applicant's livestock as well as storage for feedstuffs and machinery, in order to maintain the parcel of land, which surrounds the applicant's property. The building is to be sited to the rear of the applicant's property, and as such, positioned 56 metres from the centre of Alston Lane. The proposal is to be partially open-fronted to the northern elevation and is to measure 6.4m x 11.7m x 4.4m in height to the ridge. Materials to be used in its construction are concrete blockwork walls to the base with juniper green profile steel cladding above to the southern half of the building, with steel vent air cladding to the eastern portion of the building with an anthracite fibre cement roof.

Site Location

Mossfield is located to the eastern side of Alston Lane, off Preston Road, outside the main settlement of Longridge, within an area of designated Open Countryside. The proposal is to be sited 16 metres to the rear of the applicant's property on agricultural land within the applicant's ownership.

Relevant History

None.

Relevant Policies

Policy G1 – Development Control.

Policy ENV3 – Development in Open Countryside.

Policy SPG – Agricultural Buildings and Roads.

Environmental, AONB, Human Rights and Other Issues

Matters for consideration are the visual impact of the proposal upon the appearance of this area of Open Countryside, and the potential impact on neighbouring residential amenity.

In terms of visual impact I consider that the scale, size, design as well as the materials used in the construction of the proposal is appropriate and will be in keeping with the character of the

landscape area in accordance with Policy ENV3 of the Ribble Valley Districtwide Local Plan. The siting of the proposal in close proximity to the applicant's property will also ensure that it will not be viewed in isolation.

Whilst I note the concerns from a neighbouring resident with regards to the size of the building, I consider that the size and design of the proposal is similar to that of a stable block which have been approved in areas of Open Countryside within the Borough. In addition, and having visited the site, I consider that the proposal is reasonably necessary for the purposes of maintaining both the amount of stock and area of land in the applicant's ownership, even though the site is not registered as a small holding or farm.

Turning to the impact of the proposal upon the amenity of neighbouring residents the building is to be located 40 metres north-east of the nearest residential property not in the applicant's ownership, therefore it is considered that any impact of the proposal upon the amenity of neighbouring residents will be minimal.

In order to address the concern from a neighbouring resident with regards to the use of the building, and if members are mindful to approve the application, I recommend a condition restricting the use of the building to the maintenance/upkeep of the land and livestock in the applicant's ownership, and no trade or business is carried out from within the premises, or should it be used for domestic purposes.

Therefore, having regard to all the above I am of the opinion that the works would not prove significantly detrimental to either visual or residential amenity and recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

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

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

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

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

2. This permission shall relate to Drawing No. RH/320110462/01 in relation to the proposed site plan and Drawing No. RH/320110462/02 in relation to the proposed elevations and floor plan.

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

3. The proposed building shall be used for the purposes of maintaining the land and livestock in the applicant's ownership only. The building shall not be used for domestic purposes, and no trade or business whatsoever shall be carried out from within the building.

REASON: In the interests of the amenities of the area and to safeguard nearby residential amenity in order to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

APPLICATION NO: 3/2011/0475/P (GRID REF: SD 360296 437578)
NEW LINK BETWEEN EXISTING SPAR/SUBWAY BUILDING AND EXISTING BOOTHS SALES BUILDING. EXTENSION OF EXISTING BOOTHS SALES BUILDING TO THE WEST TO PROVIDE SUPPORT FACILITIES TO HOT AND COLD FOOD COUNTERS. RELINING PART OF EAST CAR PARK TO PROVIDE A SAFE LOADING AREA FOR GOODS VEHICLES, NEW DISABLED AND PARENT AND CHILD PARKING, AND NEW PARKING IN LIEU OF RECYCLING POINT. E. H. BOOTH & CO. LTD, BERRY LANE, LONGRIDGE, LANCASHIRE, PR3 3NH.

LONGRIDGE TOWN
COUNCIL:

No objections, but the following points should be addressed if approval is to be granted:

1. Councillors fully endorse concerns raised by the Longridge Heritage Committee regarding the proposal to render the 'East Booths wall'. This wall is the last remaining part of Crumpax (Crampoaks) Cotton Mill of 1851, and if concealed would be a sad loss to the Town's heritage. The Council consider a more appropriate proposal would be to re-point the wall so the evidence remains visible.
2. The Heritage Committee also draw attention to the external lighting around Booths premises which is left switched on throughout the night as is regarded as bright. It is suggested that this development provides an opportunity to reduce energy use and light pollution by reviewing the time lights are used at night, including the use of movement sensors.
3. Full consideration must be given towards the potential for causing nuisance and disturbance to the neighbouring residential area. This includes sensitive location and sound insulation of machinery for heating, air conditioning and refrigeration. Loading times should be restricted to reasonable hours, and any external staff smoking area should be located where noise and smoke will not interfere with neighbour enjoyment of garden areas.

LCC ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR):

No objection in principle to this application on highway safety grounds.

**ADDITIONAL
REPRESENTATIONS:**

Two letters have been received from residents living in the vicinity of the site, along with a letter from Longridge Heritage Committee (LHC). The points of objection/concern have been summarised as follows:

1. The proposal to render the 'East Booths wall' is the last remaining part of Crumpax (Crampoaks) Cotton Mill of 1851. If concealed would be a sad loss to the Town's heritage. LHC consider a more appropriate proposal would be to re-point the wall so the evidence remains visible,
2. The lighting proposed is extremely bright and left on all night. Could this be timed and/or movement triggered to avoid unnecessary waste of electricity and light pollution?
3. Concerns regarding the delivery bay to the back of the old Spar buildings, due to early morning deliveries and noise from fridges, doors slamming, engines revving. Could this loading bay not be relocated?
4. Noise from fridges, machinery, condensers so close the boundary with neighbouring properties,
5. Concerns regarding smoking areas for staff close to neighbouring properties causing noise e.t.c.
6. Increase in heavy delivery traffic to the site will now be nearer to residents on Birchfield Drive,
7. Increase in noise, reversing beepers, doors slamming to be closer to residents on Birchfield Drive,
8. The present open aspect of the south of Birchfield Drive will be become industrialised by the articulated lorries stationed there through the day and night, and
9. Concern that eventually Booths will want a larger store.

Proposal

Following the acquisition of the neighbouring Spar/Subway store, E. H. Booths Ltd seek permission for a new link between the existing Spar/Subway building and existing booths sales building, and an extension of the existing Booths sales building to the West to provide support facilities to hot and cold food counters. The proposal also includes relining part of East car park to provide a safe loading area for goods vehicles, new disabled and parent & child parking, and new parking in lieu of recycling point.

Site Location

The site is located off Berry Lane, within the town centre of Longridge. It also lies within the Longridge Conservation Area.

Relevant History

3/2005/0170/P – Modifications to internal layout of filling station shop; modification to shop entrance; canopy over new entrance – Granted Conditionally.

3/2004/1059/P – New entrance canopy, trolley parks and 1.8m high fence – Granted Conditionally.

There have also been a number of Historic Advertisement Consent Applications approved for this site.

Relevant Policies

Policy G1 - Development Control.

Policy S2 - Shopping Policies - Outside Clitheroe Centre.

Policy ENV16 - Development Within Conservation Areas.

Planning Policy Statement (PPS) 1 – Delivering Sustainable Development.

PPS4 – Planning for Sustainable Economic Growth.

PPS5 – Planning for the Historic Environment.

Longridge Conservation Area Appraisal (adopted April 2007).

Planning (Listed Buildings and Conservation Areas) Act 1990.

Environmental, AONB, Human Rights and Other Issues

The main considerations with this proposal are the principle of the development, the visual impact of the alterations proposed on the Conservation Area and any potential impact on the amenity of nearby neighbours. Should any further alterations be required to the building, these would be subject to a further application unless they are allowable under Part 42 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010. The LCC County Surveyor has raised no objection in principle to this application on highway safety grounds

PRINCIPLE OF DEVELOPMENT

PPS1 states that “Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community” (Para 5). PPS1 also states that “Planning authorities should seek to provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car” (Para 27 (v)). On the basis of the above, I consider the proposed provision of an A1 Retail use at this location would comply with the provisions of this PPS.

VISUAL IMPACT

The site is reasonably self-contained within its existing site by virtue of existing boundary treatments; screened by a line of Leylandii on the northwest boundary of the site and a 1.875m high fence on the northern boundary of the site, ensuring a degree of separation from the neighbouring residential properties. The two extensions proposed will be constructed in materials to match the existing building on site, and there are no concerns regarding their visual impact on this particular location within the Longridge Conservation Area.

With regards to the external works proposed to the former Crumpax Mill wall on site (including the removal of part of it), the Applicants have been mindful of the concerns raised by both the Parish Council and the Longridge Heritage Committee, in respect of the original proposal to render the wall. Therefore in order to retain the existing feature on site, they are now proposing

to re-point the wall where required, and fill in the existing breeze block holes with stone reclaimed from the portion of the wall to be removed in order to allow pedestrian access from the front entrance of the store to the larger car park to the east of the site.

Policy HE9.4 of PPS5 states “Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

- i. weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long term conservation) against the harm; and recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss”; and
- ii. recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss”.

Policy ENV16 of the Local Plan states, “Within conservation areas, development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials.”

Therefore in considering the proposal as a whole, and the desire to retain the historic features to the building, the proposal is considered to be sympathetic to the character of the site, and its setting and character within the Conservation Area.

IMPACT ON AMENITY

The main areas of concern raised by adjacent neighbours with regards to the proposals impact on their amenity are with regards to the moving of the ‘Goods In’ entrance to the east of the site within the ‘Subway’ building, noise from delivery vehicles and the impact of noise from re-siting the plant/machinery/refrigeration units. I will cover these issues as follows.

With regards to the change in location of the ‘Goods In’ entrance, at present, all the deliveries to the Booth store come via the west side of the site where the new chill store extension is proposed, and they work on an estimated delivery time from Booths Main Warehouse of between the hours of 0630 and 1200. The new ‘Goods In’ entrance will now be to the east of the site accessed from the larger car park, and will be within 6m of the boundary of no. 14 Birchfield Drive. Given the concern raised by adjacent neighbours regarding this matter, the Applicant has extended the bin store fence and area by approximately 14.5m east of the loading area, in order to provide a more sufficient acoustic barrier screening from any vehicular traffic reversing to this area, and from the associated noise from unloading. In considering the above, given the current delivery times at present on site, the estimated low speeds of vehicles on site and consideration of the previous use and opening times of this particular building on site, I do not consider the new use will cause a significant impact on the amenity of the occupiers of the neighbouring properties.

With regards to the re-siting the plant/machinery/refrigeration units, the concern has been raised due to the two new chilled stores (to the west and east of the main store) and the plant store being now moved closer to the periphery of the site, and thus closer to residential properties. Having discussed the details with colleagues in Environmental Services and building Control, providing the extensions are suitably sound proofed, it is predicted that noise levels from the

proposed plant/machinery/refrigeration units should not be an issue to the nearest residential properties.

In conclusion, whilst I accept that the proposed change in the location of the 'Goods In' entrance may marginally increase vehicular activity at this location earlier in the morning, given the change in the use of the building from an A1 retail unit that attracted a larger number of pedestrians to the site late at night (it was previously open until 11pm), to something that significantly reduces visitors to this particular location (as the focus will be towards the entrance to Booths itself), and the fact that the vast majority of deliveries to the site are in the morning (and not at anytime during the day), I do not consider that the impact of the proposal will be to the significant detriment of the amenity of the occupiers of the properties closest to the site.

OTHER ISSUES

Lighting on and around the site was also raised as a concern by neighbours and the Parish Council, specifically as being too bright at present. The Applicant has looked into this as at present the existing site has bulkhead lighting and floodlighting mounted on the building. Their proposal is to remove all of the existing lighting to the 'new' car park and replace them with 2 no. 6 metre high lighting columns in the middle of the car park, as well as replace all of the existing bulkhead lights with more modern versions. Details of these lights can be found within the application. They have also indicated that the lights (shop and car park) will be switched off 15 minutes after the store has closed, using a time clock. The lights will also include a light sensor to ensure they are not on during the day.

As such, bearing in mind the above and whilst I am mindful of the points of objection/concern from the Town Council and nearby neighbours, on the basis of the above, I consider the proposed extensions and alterations to the Booths store comply with the provisions of not only the National PPS's but also the Local Plan Policies, without being to the detriment of the amenity of the nearby neighbouring properties or to the visual detriment of this location within the Longridge Conservation Area. As such, I recommend the application accordingly.

SUMMARY OF REASONS FOR APPROVAL

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

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

3. 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.

4. The permission shall relate to the development as shown on Plan Drawing No's 5432 L(1-)01 Rev. 2, 5432 L(2-)01 and 5432 L(1-)02 Rev. 6.

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 22 July 2011.

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

4. All Deliveries to the site shall be restricted to between the hours of:

1. 0630hrs to 1800hrs Monday to Saturday, and
2. 0900hrs to 1400hrs on Sundays.

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

5. Prior to the commencement of the use of the new goods delivery area associated with this approval, further details of the acoustic fencing proposed to extend the bin/storage area to the northeast of the new goods delivery area 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.

6. The proposed alterations to the car park which includes marking out additional disabled and family car parking spaces, the erection of a new Trolley Store and the creation of a 'Goods Delivery Area' as indicated on the proposed site plan, drawing no. 5432 L(1-)02 Rev. 6, shall all be carried out and made available for use within three months of the completion of the built development hereby approved.

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

7. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. Before the use commences or the premises are occupied, the building(s) shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

9. The proposed replacement lighting on the building and within the car park approved by this consent, as indicated via the details provided within the e-mail dated 22nd of July 2011, shall only be illuminated fifteen (15) minutes prior to, during and up to fifteen (15) minutes after,

the opening hours of the premises to which it relates, and they shall not be illuminated 24 hours.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of nearby residential amenity.

APPLICATION NO: 3/2011/0486/P (GRID REF: SD 373063 443445)
PROPOSED REPLACEMENT DWELLING. RE-SUBMISSION OF 3/2011/0204/P AT
WADDOW HOUSE, CLITHEROE ROAD, WADDINGTON.

PARISH COUNCIL: No objection.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No observations received at the time of writing this report.

HEALTH & SAFETY
EXECUTIVE: No objection.

ADDITIONAL
REPRESENTATIONS: Two letters of objection have been received from neighbouring residents who wish to raise a number of concerns, summarised as follows:

- Overlarge for the site – resulting in overpowering and out of keeping development.
- Materials out of keeping with neighbouring properties
- Impact upon highway safety
- Request for access to be required at all times during building works
- Impact upon trees
- Impact upon drainage

Proposal

This application is a re-submission of a previously refused application, which sought permission to replace the existing two-storey property and detached garage at the site with a replacement two-storey dwelling with integral garage. The footprint of the proposed main dwelling is to measure approx. 11.1m x 11.4m x 8.4m in height to the ridge with an attached garage to the north-western gable elevation measuring 6.3m x 8.5m x 6m in height to the ridge with a hipped roof. To satisfy concerns with regards to the scale and massing of the previously refused application the two-storey extension to the south-eastern elevation has been reduced to a single storey extension measuring 4.1m x 9.1m x 4.3m in height and will accommodate a balcony to the roof with a further attached single storey extension to this elevation measuring 3.6m x 7.4m x 3.7m in height with a parapet roof. Materials to be used in the construction of the property are to include punched faced stone to the front elevation of the main dwelling with random rough faced stone to the extensions to both gable elevations, with partial rough faced render and random rough faced stone to the sides and rear, dressed stone surrounds to the painted timber windows with grey slate to the roof. The existing stone boundary wall towards the northern end

of the access is to be removed and replaced with a new 4.5 long and 0.9m high stone wall to differentiate between the new pedestrian and vehicle access to the site.

Site Location

Waddow House is a two-storey linear property orientated east to west with detached garage just within the main settlement limit of Waddington. The property is located to the western side of Waddington Road and is the first property to be viewed on approach to the village north-westwards on Waddington Road. Designated Open Countryside is beyond its far western and southern boundary.

Relevant History

3/2011/0204 – Proposed demolition of the existing house and garage. Proposed new house and garage. Refused 18th May 2011

Relevant Policies

Policy G1 – Development Control.
Policy G4 – Settlement Strategy.
PPS1 – Delivering Sustainable Development.
PPS3 – Housing.

Environmental, AONB, Human Rights and Other Issues

The main issues in considering this application relate to the impact upon nearby residential amenity, the visual impact of the proposal upon the immediate locality and impact upon highway safety.

With regards to the latter, I have received no formal observations from the County Surveyor, however I consider that the proposed access arrangement does not differ significantly from that of the existing arrangement, and it would appear that manoeuvrability within the site is acceptable so as not to impede the existing access to Waddow Lodge, which is situated 130 metres south from the existing property.

Any impact of the proposal upon the amenity of neighbouring residents will be minimal. The front building line of the proposed dwelling will be set well back from the adjacent residential bungalow to the north, and the distance between the gable elevations, and the fact that the garage extension is single storey will ensure that any loss of light will be minimal. In addition, there are no windows proposed to the northern gable elevation of the property at first floor level and the existing mature hedgerow interspersed with trees along the full western boundary of the property will safeguard the privacy of residents of the semi-detached properties to the north-west of the proposal.

I note the concerns from neighbouring residents with regards to the visual impact of the proposal, and in particular the materials used and its design. As the site occupies an end plot at the edge of the main settlement of Waddington I consider that a two-storey dwelling of the proposed design and materials used will not have an unduly adverse impact upon the visual appearance of the locality. The front building line of the property is set back from the main road by 12.6 metres and in addition, the hedgerow and trees just outside the applicants ownership to the eastern boundary of the site, and adjacent to the highway will offer some screening on

approach to the dwelling north-westwards on Waddington Road. I also consider that as this application has reduced the overall massing of the property by adding a single storey extension to the southeastern elevation as opposed to the two-storey extension, the property will not be viewed as a wholly dominant.

Concern with regards to an access being retained and drainage are civil matters and not classed as material considerations in the determination of this application.

The site lies within an ICI Ethylene Pipeline Zone, in which both the Health and Safety Executive and the pipeline owners have been consulted. The owners of the pipeline have confirmed that the works will not affect the pipeline. In addition, the site lies within Flood Zone 2 & 3. The agent has consulted the Environment Agency, and as per their recommendation the floor levels of the proposed dwelling have been increased from the existing property.

I therefore consider that the scale, size, design and massing of the proposed replacement dwelling is appropriate to the plot size and the locality, will have minimal impact upon the amenity of neighbouring residents and highway safety, and thus recommend approval of the application subject to a number of conditions.

SUMMARY OF REASONS FOR APPROVAL

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

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

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

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

2. This permission shall relate to Drawing No. 3 in relation to the Location Plan, Drawing No. 11/002/1 in relation to the existing site survey, Drawing No. 4 in relation to the existing floor plans and elevations and Drawing No. 2 Rev. C in relation to the proposed site plan, floor plans and elevations.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

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

4. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to an approved 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.

C. APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL

APPLICATION NO: 3/20110/0269/P (GRID REF: SD 372104 439647)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 15 OF PLANNING CONSENT 3/2000/0071/P, TO ALLOW THE HOLIDAY ACCOMMODATION KNOWN AS 'PENDLE' TO BE USED AS PERMANENT RESIDENTIAL ACCOMODATION (RE-SUBMISSION). BROWNHILLS COTTAGES, FARLANDS HALL FARM, WITHGILL, CLITHEROE

PARISH COUNCIL: No comments received at time of report preparation.

LCC ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): No objection in principle to this application on highway safety grounds.

ADDITIONAL REPRESENTATIONS: N/A

Proposal

This application seeks consent to vary condition 15 of planning consent 3/2000/0071/P which detailed the change of use of a barn to form 2 holiday lets. The application is a re-submission of application reference number 3/2010/0685/P, which sought the same variation. This application was refused, and the Agent/Applicant have sought to address the issues arising from this refusal within this application.

Condition 15 of planning application reference number 3/2000/0071/P reads: *"This permission shall relate to the Section 106 Agreement dated 1 September 2000"* with the legal agreement itself specifying the two units subject of the development should not be allowed to be occupied as permanent dwellings or occupied other than a holiday lets; not to be occupied for more than 3 calendar months by any one person or group of persons and to provide on an annual basis lettings records relating to the holiday cottages.

This application again seeks to modify the terms of planning condition 15 so that the restriction of occupancy would only relate to 1 unit (Ribble) with the other (Pendle) being allowed to be used for permanent residential occupation. There is an accompanying application to this to deal with the proposed discharge of a legal agreement (3/2011/0268/P which shall be determined after Committee have given their views on this application). Control over occupancy, therefore would only be via a revised wording to condition 15 to read as follows:

"The unit of accommodation Ribble (the western portion of Brownhills Cottages) shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as permanent accommodation. The register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis. The unit of accommodation Pendle (the eastern portion of Brownhills Cottages) shall be available for use as permanent residential accommodation."

No physical alterations to the property or its curtilage/access are proposed.

Site Location

Brownhills Barn occupies an isolated setting within land designated open countryside, accessed by a single width track leading from the B6243 towards the River Ribble (a distance of just over 1000m).

The property is a stone built barn divided into two units, Ribble and Pendle, with external parking, turning and curtilage areas defined from the adjoining field and access track by timber post and rail fencing, stone walls or hedgerows.

Relevant History

3/2011/0268/P - Application for the Modification of the S.106 agreement to allow the holiday accommodation known as 'Pendle' to be used as permanent residential accommodation. Re-submission – To be determined.

3/2010/0687/P – Application for discharge of planning obligation (relating to Section 106 Agreement) of planning consent 3/2000/0071/P to allow the holiday let known as Pendle to be used as permanent residential accommodation – Refused.

3/2010/0685/P - Application to vary condition no. 15 (S.106 agreement) of planning consent 3/2000/0071P, to allow the holiday let known as Pendle to be used as permanent residential accommodation – Refused.

3/2000/0071/P – Change of use of barn to form 2 holiday lets. Approved with conditions 9 September 2000.

Relevant Policies

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV3 - Development in Open Countryside.

Policy H2 - Dwellings in the Open Countryside.

Policy H15 - Building Conversions - Location.

Policy H16 - Building Conversions - Building to be Converted.

Policy H17 - Building Conversions - Design Matters.

Policy H23 - Removal of Holiday Let Conditions.

Environmental, AONB, Human Rights and Other Issues

The key issue for consideration in the principle of allowing the holiday let to become permanent residential accommodation is as follows.

PRINCIPLE OF DEVELOPMENT

The property is the result of a barn conversion to form 2 units. It lies within land designated open countryside with the saved policies of the Districtwide Local Plan of most relevance, insofar as principle, being H23, H2 and H15. Policy H23 concerns itself with the removal of holiday let conditions stating *“proposals seeking the removal of conditions which restrict the occupancy of dwellings to tourism/visitor usage will be refused unless the proposal conforms to*

the normal development control policies of the Local Plan. Policies G5, H2, H15, H16 and H17 will be particularly relevant in any assessment”.

In practice what we presently have is an established built development with a restricted class of residential use. Given this restriction I am of the opinion that the current proposals should be treated as tantamount to the conversion of a rural building.

Policy H2 concerns itself with dwellings in the open countryside and allows for:

“the appropriate conversion of buildings to dwellings provided they are suitably located and their form, bulk and general design are in keeping with their surroundings ... see Policies H15, H16 and H17 for further advice”.

The building, the subject of this application has already undergone one conversion scheme in a manner that is in keeping with its surroundings in terms of form, bulk and general design. Therefore it is a question over whether it is a suitable location that warrants further consideration. When assessing the conversion of rural buildings regard is had to their location with Policy H15 of the Districtwide Local Plan offering detailed criteria on this matter. The supporting text of the Policy makes clear that: “the conversion of appropriate buildings within settlements or which form part of an already defined group is acceptable. Problems arise however, where isolated buildings in the landscape such as barns are proposed for conversion”.

As stated previously, and considered when deciding on the previously submitted proposal, the building the subject of this application is an isolated feature in the wider landscape and whilst the building itself has been converted into 2 units this would not, I consider, constitute a defined group of buildings. Indeed in respect of the location of the building to be converted the officer’s report for the original conversion works comments that:

“The building is in an isolated position sited to the east of Malkin Lane ... in terms of plan policy, isolation is not the key issue provided there is a genuine history of use and that the building is structurally sound. I am satisfied in respect of both of these and do not consider that there would be undue detriment caused to visual amenity as a result of this scheme’s implementation. Regard must therefore be given to the use of appropriate conditions to ensure the building is used in the manner specified and I consider that given the isolated nature a Section 106 Agreement would be a more appropriate way forward than to use conditions”.

VISUAL IMPACT

The building has already been converted and used as holiday accommodation and promoted through a dedicated website and a holiday cottage agency. As stated previously no further physical alterations are proposed as result of this scheme. The unit known as Ribble which is to be retained in holiday use is the western half of the building with Pendle which is to be available for use as permanent residential accommodation, being the eastern side with a lawned area running down its gable with open field beyond.

One of the reasons that isolated barns are restricted for conversions to dwellings is due to their urbanisation upon an otherwise wholly rural view. This is linked to the additional factors such as garden areas, car parking facilities, garages, sheds etc and the supporting text to Policy H15 even notes the presence of washing lines being totally out of keeping with the rural setting. Pressure for this is considered to be more relevant to the use of the building as permanent accommodation than as holiday accommodation where people use the property as a base from

which to explore the area and do not expect the same standards of accommodation/amenity space as in traditional dwelling houses. Certainly the policies of the DWLP dealing with the respective uses takes these factors in consideration in setting out the approach to be taken in determining each type of application.

When consent was granted for the conversion of this building to 2 holiday let units under 3/2000/0071/P there was a minimal curtilage area shown to the structure comprising paved areas with a 900mm high stone wall as a surround to the adjoining fields. The approximate area of this was noted in the officer's report at 28m x 21m and provided a basic parking area to the north of the building with a new section of access track (25m) branching off from Malkin Lane. The situation on site today is somewhat different from that with an area of approximately 60m x 35m being formed to provide for curtilage between Malkin Lane and the building, a different point of vehicular access, enlarged parking/turnaounds to the north of the building and grassed curtilage to the east and south. There is also an enclose area of grassed curtilage to the west of the barn between the aforementioned parking area and Malkin Lane. Issues surrounding the appropriateness of the extent of curtilage when measured against the original approval are matters to be explored outside of this application but they do demonstrate that there has been pressured to provide added curtilage amenities over and above the minimal area considered appropriate to holiday yet use when the original submission was made and determined.

Should consent be forthcoming for the removal of the occupancy condition, it is considered that the immediate environs of the building will come under further pressure for change. It is also likely that there could be more pressure to alter the existing building as it is often the case that once a residential unit has been established, there may be a greater demand for additional facilities above and beyond that expected as a holiday let.

NATIONAL GUIDANCE

Given the development specifically relates to the creation of additional housing, the National Planning Policy Statement 3: Housing (PPS3) must also be considered. Paragraph 72 of PPS3 states that where LPAs cannot demonstrate a 5-year supply of deliverable housing land, which is the current case in the Ribble Valley, paragraph 69 should be considered in deciding planning applications. Therefore, in assessing the proposals in relation to paragraph 69, Local Planning Authorities should consider:

- achieving high quality design;
- ensuring developments achieve a good mix of housing;
- the suitability of a site for housing;
- including its environmental sustainability;
- using land effectively and efficiently; and
- ensuring the proposed development is in line with planning for housing objectives.

Bullet point 3 above relates to the need for Local Planning Authorities to have regard to the suitability of a site for housing, and given the isolated location of the site/building 1000m (approximately) from the main road (B6243 – Clitheroe to Longridge Road), the site/building is not considered to be in a suitable or sustainable location for housing in mine with the requirements of PPS3.

Thus having carefully considered all the above, I am of the opinion that given the likelihood that permission would not have been granted for approval of this building to be converted to a dwelling if it were still a barn; with specific regard to the use of the area immediately surrounding

the building as domestic curtilage and associated activities in association with a permanent dwelling, the damage that would be caused to the predominantly agricultural character of the area and to the appearance of the landscape, for visual grounds, It is recommended that the scheme again be resisted.

RECOMMENDATION: That planning permission be REFUSED for the following reason:

1. The proposal by virtue of intensification of use of the property as an unrestricted dwelling would have a harmful effect on the character and appearance of the area as well as the setting of the building due to the likely impact of associated domestic paraphernalia. It is therefore considered contrary to Policies H15 and ENV3 of the Ribble Valley Districtwide Local Plan.

D. APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2011/0537/P (GRID REF: SD 377228 433483)
PROPOSED ERECTION OF NEW INVESTMENT CASTING FOUNDRY AT REAR AND PARKING AND SERVICING AREAS AT CALDER VALE PARK, SIMONSTONE

PARISH COUNCIL: No observations received but in previous application made the following comments.

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

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

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

LCC: (HIGHWAYS AUTHORITY)

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

UNITED UTILITIES:

No objection subject to appropriate condition.

HEALTH AND SAFETY EXECUTIVE:	Does not advise on safety grounds against the granting of planning permission.
ENVIRONMENT AGENCY:	No objections subject to technical conditions
ADJACENT LOCAL PLANNING AUTHORITY (HYNDBURN):	Note that the principle has been established and ask that consideration be given to the impact on the openness of the Green Belt.
ADDITIONAL REPRESENTATIONS AND STATUTORY ADVERTISEMENT:	One letter of representation has been received which raises concern about the return of high noise from the previous operator. Also the noise report would appear to indicate the predicted noise levels will be above marginal significance unless control measures are enforced.

Proposal

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

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

The proposed building has a footprint of approximately 3,330m² and measures 65m x 50m. It incorporates office accommodation which includes approximately 200m² of accommodation at ground and first floor. The maximum height of the building would be 9.3m.

The main difference in the scheme is that the car park is now at the front of the building which has resulted in the main building being located nearer to the open countryside and Green Belt. The building is also taller in that the maximum height has been increased by 2.3m.

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

The car parking area which is now at the front of the building has 68 spaces, including 5 disabled bays.

The building has been redesigned since the first scheme as a result of operational need of the company.

Site Location

Fort Vale Engineering is located on the former Mullards and Phillips Works and has vehicular off Simonstone Lane. The proposed building is at the rear of the main buildings and would be partly within the designated Green Belt site and would be in close proximity to the boundary with

Hyndburn Borough Council. Land to the rear is agricultural but the site, the subject of this application, can be seen as former developed land.

Relevant History

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

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

3/2010/0564/P – Erection of casting foundry and parking area. Approved with conditions.

Relevant Policies

Policy G1 - Development Control.

Policy G3 - Settlement Strategy.

Policy ENV4 - Green Belt.

Policy EMP7 - Extensions/Expansions of Existing Firms.

Policy EMP8 - Extensions/Expansions of Existing Firms.

PPG2 – Green Belt.

PPS1 – Delivering Sustainable Planning.

PPS4 – Planning for Sustainable Planning Growth.

Environmental, AONB, Human Rights and Other Issues

The main considerations in dealing with this application will remain the same as the previously approved scheme and so relate to the impact the development would have on the Green Belt, highway implications of the proposal, the visual impact, landscaping and ecology issues, residential amenities issues and also the possible regeneration and local economy issues. It is also relevant to have regard to the previous concern in which following departures procedures GO NW concluded the proposal was not in significant conflict with national policies.

Green Belt Issues

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

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

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

only the immediate built up area but the buildings in the local vicinity. I do consider that this change by virtue of the building being closer to the Green Belt area does have a greater impact but I believe this is not significant.

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

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

Highway Matters

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

Residential Amenity

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

Visual Impact

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

Conclusion

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

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

SUMMARY OF REASONS FOR APPROVAL

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

RECOMMENDATION: that the Director of Development Services be MINDED TO APPROVE the proposal subject to the formal advertisement as a departure and reference to the relevant Government Office in accordance with the Town and Country Planning (Green Belt) Direction 2005 and subject to the following conditions:

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

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

2. This permission relates to the plans submitted within this application - drawing numbers 40070/PL01, 40070/PL02, 40070/PL03, 40070/PL04, 40070/PL05, 40070/PL06, 40070/PL07.

REASON: For the avoidance of doubt

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

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

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

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

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

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

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

6. No development approved by this planning permission shall be commenced until:
 - 1) A site investigation scheme, based on the phase I Geo-Environmental Appraisal submitted with the application to provide information for a detailed assessment of the risk to all receptors that may be 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 given full details of the remediation measures required and how they are to be undertaken.
 - 3) A verification plan providing details of the data that would 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.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (3) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

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

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

REASON:

- (a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors.
- (b) To enable:
 - A risk assessment to be undertaken;
 - Refinement of the conceptual model; and
 - The development of a method statement and remediation strategy.

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

7. Prior to commencement of details further details of acoustic measures in accordance with the submitted noise report received by the Local Planning Authority on 9 July 2011, shall be submitted to the Council. The measures shall be implemented and thereafter retained before commencement of use of the buildings. These measures shall include acoustic barriers and additional sound insulation to the building and any plant or machinery.

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

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

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

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

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

10. Noise emitted from the site shall not exceed

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

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

11. Prior to commencement of development, a mitigation plan shall be produced to compensate for the loss of habitat as a result of the works.

This plan should be submitted to the Local Planning Authority for approval. The mitigation plan shall identify the location of compensatory habitat, the species to be included and a long-term habitat management plan and the development shall proceed in accordance with the approved plan.

REASON: To compensate for the loss of marshy grassland as a result of the development and to comply with Policy G1 of the Districtwide Local Plan.

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:

APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2010/1016/P	Demolition of the existing ground floor lounge and proposed erection of a two storey extension for additional bedroom with a Juliette balcony and ground floor sunroom extension	Brookside Cottage/ The Old Café Worston
3/2011/0250/P	New improved highway access/entrance and works to existing access	Moor House Farm Clitheroe Road Knowle Green
3/2011/0271/P	Proposed demolition of existing conservatory and erection of a single storey garden room extension, first floor extension over rear kitchen to provide additional bedroom and bathroom space. Extension of existing detached garage and drive alterations	Sunnymede Ribblesdale Avenue Clitheroe
3/2011/0313/P	Change of use from tea rooms to dwelling with extension at first floor level at rear	15 King Lane, Clitheroe
3/2011/0318/P	Single storey extension to front elevation	12 Greenfield Avenue Chatburn
3/2011/0344/P	Proposed conservatory to the rear	45 Mearley Syke, Clitheroe.
3/2011/0347/P	Applications for discharge of condition No 2 (materials), No 4 (landscaping) and condition No 5 (storage of fuels, oils and chemicals)	Wycongill
3/2011/0349/P		Holden Lane
3/2011/0352/P		Bolton-by-Bowland
3/2011/0353/P		
3/2011/0354/P		
3/2011/0360/P	Extension of existing caravan site to provide an additional 10 caravan pitches	Hartleys Farm Tosside
3/2011/0364/P	Proposed new wind turbine 15kW on a 20m mast to provide power to the farm	Throstles Nest Tosside, Skipton
3/2011/0367/P	Proposed single storey rear extension and increase height of existing ridge to form rooms in roofspace and provide 2no. dormers to rear. Re-submission of application 3/2011/0092	21 Hollowhead Avenue Wilpshire
3/2011/0371/P	Part change of use from a florist shop (Class A1) to retail sales of beauty products and treatment rooms (Class A1 and Sui Generis)	23 King Street Clitheroe

3/2011/0381/P	Proposed Mobile Home for use by a dependant relative	Barracks Farm Chipping Road, Chaigley
3/2011/0385/P	Three additional rear Velux Conservation roof light windows. Relocate two of the three front Velux Conservation roof light windows (as per previous planning consent). West (rear) elevation – change window to glass door. South (side) elevation – change double doors to full height window. (Re-submission of application 3/2010/0529)	The Barn No.2 High House Farm Dilworth
3/2011/0386/P	Application to discharge condition 14 (boundary treatment) of planning consent 3/2009/1071/P	Lidl UK Shawbridge Street Clitheroe
3/2011/0390/P	Proposed single storey rear extension to extend kitchen and two storey rear/ side extension to form utility room with ensuite bathroom over	4 Knowsley Road Wilpshire
3/2011/0391/P	Discharge of condition No 3 (landscaping), Condition No 7 (materials) and condition No 9 (phasing) of planning consent 3/2010/0758/P for a residential development comprising of 12 dwellings, associated access, parking and landscaping	Trough Road Dunsop Bridge
3/2011/0392/P	Proposed utility room/ shower room to rear of property	30 Blackburn Road Ribchester
3/2011/0394/P	Proposed single storey extension to NW elevation and porch extension to NE elevation	1 The Fields Sabden
3/2011/0423/P	Proposed roof over existing yard to provide weather protection to stored timber in connection with existing use	Smithfield Farm Twiston Lane Downham
3/2011/0424/P	Three fascia signs – one externally illuminated and two non-illuminated	Spar (former Perry's Garage) Edisford Road, Clitheroe
3/2011/0434/P	Application for a non-material amendment to planning consent 3/2010/0898P, to allow 2no. vehicle shutter opening sizes amended, additional vehicle shutter opening added. Dock seals added to 2no; addition of 2no. personal doors required due to internal operations/fire exits; position of 1no. approved personal door repositioned due to internal operations and existing building width dimension clarified	Deli-Solutions Ltd Salthill industrial Estate Lincoln Way Clitheroe
3/2011/0447/P	Application for the discharge of condition no. 3 (materials) and part-discharge of condition no. 4 (landscaping) of planning consent 3/2011/0186/P	White Carr Lodge Barn Dilworth Bottoms Ribchester

3/2011/0453/P	Single storey rear extension and insertion of window to eastern gable elevation	16 Crumpax Meadow Longridge
3/2011/0467/P	Application for the discharge of condition 2 (materials) of planning permission 3/2009/0233/P	17 Chesterbrook Ribchester
3/2011/0468/P	Renewal of planning consent 3/2008/0135 for the demolition of the existing garage, erection of single storey extension to include new garage and formation of habitable room in the loft and internal alterations	1 Springdale Road Langho
3/2011/0469/P	Application for the discharge of condition no. 4 (materials), condition no. 5 (floor levels), condition no. 7 (foul and surface water disposal) and condition no. 8 (foul drainage conveyance) of planning consent 3/2010/0895/P	34 Dilworth Lane Longridge

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0166/P	Proposed golf practice tee and green within existing plot at Hollins Farm, the existing pond to be tidied with respect to the ecology of the site and a new timber fence to stand the width of the plot	Hollins Farm Clerk Hill Lane Sabden	G1, ENV3 and H12 – the proposal is tantamount to an extension of the residential curtilage to the detriment of the appearance of the rural locality.
3/2011/0205/P 3/2011/0206/P	Retrospective application for extension and alterations, patio to rear and decking walkways at	Mellor Lodge Gate House Preston New Road Mellor	The implemented scheme has had an unduly harmful impact upon the character, setting and significance of the listed building and the character of Woodfold Park historic park and garden because of its scale (extension), materials and incongruity of design features. This is contrary to Policies ENV19, ENV20 and ENV21 of the Ribble Valley Districtwide Local Plan.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0230/P (LBC) & 3/2011/0231/P (PA)	Structural improvements relating to the conversion of external store building and alterations to rear elevation wall	Primrose Cottage, 4 Main Street, Bolton-by-Bowland	The proposed remodelling of the rear elevation would result in the loss of important historic fabric and introduce an incongruous and conspicuous window pattern to part of the listed building's rear facade. This would be harmful to the character, setting and significance of the listed building and contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan.
3/2011/0383/P	Proposed clock with text and digital time and temperature display	Alpes Butchers 14-16 Shawbridge Street Clitheroe	Policy G1 incongruous, over prominent, and discordant feature in the locality and is thus considered detrimental to the amenities of the area. For these reasons the sign is considered contrary to Policy G1 of the Districtwide Local Plan.
3/2011/0384/P	Proposed two-storey side extension (re-submission of 3/2010/0691)	7 Hillside Drive West Bradford	G1, H10, SPG – <ul style="list-style-type: none"> • Dominant extension to the visual detriment of the property and street scene • Loss of light to neighbouring property.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0388/P	Proposed alteration to existing balcony	Moor Nook Clitheroe Road Dutton	G1, ENV1 H10, and SPG "Extensions and Alterations to Dwellings" – Detrimental to the visual appearance of the property and the AONB.

SECTION 106 APPLICATIONS

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

CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0272/P	Application for a Certificate of Lawfulness for the proposed installation of Solar Panels to the SW facing roof	2 Cockhill Cottages Accrington Road Whalley
3/2011/0387/P	Application for Lawful Development Certificate for proposed extensions to form an increase to living accommodation	Blue Trees Copster Green

REFUSAL OF CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0177/P	Application for a Lawful Development Certificate for a proposed detached building containing gym, store, two games rooms and bathroom within the curtilage of Blue Trees. New drainage to connect into the existing and in materials to match the existing style	Blue Trees Copster Green
3/2011/0373/P	Application for a Lawful Development Certificate for a proposed garage within the rear garden area	1 and 2 Ladycroft Cottages Holden Bolton-by-Bowland

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>
3/2011/0491/N	Steel portal framed building to provide covering to yard to prevent dirty water.	Thirty Acre Farm Edisford Bridge, Clitheroe

<u>Plan No:</u> 3/2011/0492/N	<u>Proposal:</u> Portal frame agricultural storage building on land	<u>Location:</u> Eastham House Farm Mitton, Clitheroe
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APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0635 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 held – 4 & 5 Aug 2011	AWAITING DECISION
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	—	Site visit 20.7.11 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>
3/2010/0923 D	7.6.11	Shire Hotels Ltd Replacement of existing window with glazed external doors to restaurant The Millstone Hotel Church Lane Mellor	WR	–	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	–	AWAITING DECISION
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	–	AWAITING DECISION
3/2011/0183 D	4.7.11	Mr Paul Haythornthwaite Double extension to side of property (Resubmission of application 3/2010/0619P) 26 Mearley Syke Clitheroe	Householder appeal	–	Notification letter sent 8.7.11 Questionnaire sent 11.7.11 AWAITING DECISION
3/2011/0068 D	11.7.11	Mr Anthony P Sant Proposed garage and loft conversion with dormer windows to front and rear, porch and an increase in roof height 5 Lakeland Drive Calderstones Park Whalley	Householder appeal	–	Notification letter sent 13.7.11 Questionnaire sent 18.7.11 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>
D	18.7.11	Mr Mark & Victoria Haston Proposed construction of porch extension Carr Meadow Barn Carr Lane Balderstone	Householder appeal	–	Notification letter sent 13.7.11 Questionnaire sent 18.7.11 AWAITING DECISION
O	20.7.11	Mr Sanjay Chohan Removal of conservatory and part demolition of attached garage. Proposed erection of two-storey front and side extensions, erection of single storey rear extension with green roof function, increase in roof pitch to accommodate for loft conversion, two dormers to south-east elevation, solar photovoltaic integrated tile panels to SE elevation, internal alterations and additional parking area to front of house 1 Alston Court Longridge	Householder appeal	–	Notification letter sent 25.7.11 Questionnaire sent 27.7.11 AWAITING DECISION
O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	–	Notification letter sent 26.7.11 Questionnaire sent 2.8.11 Statement to be sent by 31.8.11

LEGEND

D – Delegated decision
C – Committee decision
O – Overturn