

Minutes of Planning and Development Committee

Meeting Date: Thursday, 10 November 2011 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

S Carefoot	J Rogerson
B Hilton	D Taylor
J Holgate	R Thompson
S Knox	J White
G Mirfin	

In attendance: Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officer (Development Control) and Senior Planning Officer (Forward Planning).

Also in attendance: Councillors K Hind, D Smith and R Swarbrick.

449 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Bibby, R Sherras and M Thomas.

450 MINUTES

The minutes of the meeting held on 13 October 2011 were approved as a correct record and signed by the Chairman. The minutes of the Emergency Services Committee held on 6 October 2011 were also received.

451 DECLARATIONS OF INTEREST

Councillor Rogerson declared an interest in planning applications 3/2011/0443 in respect of Old Clay Lane, Thornley-with-Wheatley and 3/2011/0400 in respect of The Royal British Legion, Towneley Road, Longridge.

Councillor White declared an interest in planning application 3/2011/0400 in respect of The Royal British Legion, Towneley Road, Longridge.

452 PUBLIC PARTICIPATION

There was no public participation.

453 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0284P (GRID REF: SD 377992 437578)
PROPOSED CHANGE OF USE FROM A CHAPEL AND SUNDAY SCHOOL TO TWO RESIDENTIAL APARTMENTS, INCLUDING INTERNAL STRUCTURAL ADAPTATIONS, DEMOLITION OF THE EXISTING WC BLOCK, CONSTRUCTION OF NEW HOBBY ROOM, REPLACEMENT WINDOWS AND DOORS, FOUR ROOFLIGHTS ON THE SOUTH EASTERN ELEVATION, AND PROPOSED CREATION OF NEW PEDESTRIAN ACCESS IN TO THE GRAVEYARD AND MINOR LANDSCAPING WORKS AT SABDEN METHODIST CHURCH, WESLEY STREET, SABDEN

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers SCP/FPL 01, 02, 03, 04, 05 and 07 except for the references on the drawings to external materials and to the proposed flues.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans as amended by the agent's letter dated 02 October 2011.

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 by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1, and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area and within the Forest of Bowland Area of Outstanding Natural Beauty.

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

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

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 and/or alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1, ENV16 and H17 and of the Ribble Valley Districtwide Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2, 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 Policies G1, ENV16 and H17 of the Ribble Valley Districtwide Local Plan.

7. The second floor windows on the northeast and southeast elevations of the building and the first floor window on the northwest elevation serving a WC, shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

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

8. Notwithstanding the area indicated on the submitted plans, Drawing number SCD/FPL 06, a plan indicating the precise location of any proposed curtilage for the dwelling, and details of its means of boundary treatment (i.e. walls, fences or hedges) including their height shall be submitted to and approved in writing by the Local Planning Authority. No curtilage shall be formed, except in accordance with the approved details.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan.

9. All new and replacement door and window head and sills shall be natural stone to match existing.

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

10. All doors and windows shall be in timber with a painted finish and retained as such in perpetuity.

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

setting and significance of the Building of Townscape Merit and Sabden Conservation Area.

11. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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

12. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report, submitted with the application dated 21 April 2011.

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

NOTE

1. Ribble Valley Borough Council 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 conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.

2. APPLICATION NO: 3/2011/0339/P (GRID REF: SD 377992, 437578)
CONSERVATION AREA CONSENT FOR DEMOLITION OF WC BLOCK AT
SABDEN METHODIST CHURCH, WESLEY STREET, SABDEN

The Head of Planning Services advised of a change to condition No 2.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposed demolition of the existing WC building as shown on drawing numbers SCD/EX01, SCD/EX04, SCD/EX05 and SCD/EX06.

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

(Councillors Rogerson and White declared an interest in the next item of business and left the meeting).

3. APPLICATION NO: 3/2011/0400/P (GRID REF: SD 360263 437418)
OUTLINE APPLICATION WITH ALL MATTERS RESERVED, TO REDUCE THE SIZE OF THE EXISTING ROYAL BRITISH LEGION CLUBHOUSE BY DEMOLITION OF EXISTING SINGLE STOREY GABLE EXTENSIONS (EXTENSIONS TO THE SOUTH ELEVATION TO BE REBUILT). ERECTION OF 5NO. TYPICAL TERRACED HOUSES WITH YARDS ON SITE OF THE EXISTING CAR PARK AND PART OF CLUBHOUSE SITE. THE ROYAL BRITISH LEGION CLUB, TOWNELEY ROAD, LONGRIDGE

GRANTED subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The permission shall relate to the development site as shown on Plan Reference No's 1329-20 and 1329-21, and the 3D proposal plan.

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

2. Detailed plans indicating the layout, scale, design and external appearance of the buildings, facing materials, landscape and boundary treatment, access, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features and the proposed slab floor level (called the reserved matters), shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable height of the proposed dwellings on site shall be of a two-storey construction only.

REASON: In the interests of visual amenity, and the potential impact upon the Longridge Conservation Area, and adjacent Buildings of Townscape

Merit, in accordance with PPS5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

4. For the avoidance of doubt, and notwithstanding the indicative details submitted with this application, the development of this site shall maintain a visual gap through the site by virtue of a proposal that has an acceptable layout and scale. These details shall be considered as part of any subsequent 'reserved matters' application.

REASON: In the interests of visual amenity, and the potential impact upon the Longridge Conservation Area, and adjacent Buildings of Townscape Merit, in accordance with PPS5 and Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan. This is to ensure that a visual gap can be maintained between existing built forms on, and adjacent to, the site, in order to prevent a cramped form of development.

5. In the event that bats are found or disturbed during any part of the development, work must cease until further advice has been sought from a licensed ecologist.

REASON: In order to safeguard and reduce the impact of development on a protected species.

6. 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 report dated 26th of June 2011 [T1-T7 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Conservation Area/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, and to ensure that trees of visual amenity/botanical/historical value growing in the Longridge Conservation Area are protected against adverse affects of the development.

7. A minimum of one off-street parking space shall be provided per dwelling on this site, details of which shall be considered as part of any reserved matters application.

REASON: In order to minimise the potential increase in on-street parking at this location in the interests of highway safety.

INFORMATIVES

1. The applicant's attention is directed to the requirements of Section 31 of the County of Lancashire Act 1984, which states:

31(1) except as provided in subsection (2) below where plans for the erection or extension of a building are deposited with a District Council in accordance with building regulations, the District Council shall reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show -

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

2. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. The Applicant should contact Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

(Mr Laker spoke against the above application).

(Councillor Rogerson and Councillor White returned to the meeting).

4. APPLICATION NO: 3/2011/0403/P (GRID REF: SD 373680 437885)
PROPOSED NEW AGRICULTURAL STORE TO REPLACE EXISTING SHEDS INCLUDING PHOTOVOLTAIC PANELS ON THE SOUTH FACING ROOF PITCH AT 2 WHITEACRE LANE, BARROW

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers SW/100 and PH/SW/200/A.

REASON: For the avoidance of doubt and to ensure compliance with the submitted plans (as amended).

3. The permitted uses of the building hereby approved are storage associated with the agricultural use of the field within which it is sited, and the housing of chickens. The building shall not be used at any time for the housing of any other livestock, nor shall it be used in association with any trade or business.

REASON: For the avoidance of doubt and in the interests of the character of the locality and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. No door or window openings shall be formed at any time in the northern elevation of the building hereby permitted unless a further planning permission has first been granted in respect thereof.

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

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

5. APPLICATION NO: 3/2011/0443/P (GRID REF: SD 359750 438821)
NEW AGRICULTURAL MULTI PURPOSE BUILDING FOR LIVESTOCK/HAY /STRAW/MACHINERY AT OLD CLAY LANE, THORNLEY-WITH-WHEATLEY

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. JP/MA/33/141 in relation to the proposed floor plan and elevations and Drawing No. JP/MA/33/142 in relation to the proposed site plan.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance 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 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 and ENV3 of the Ribble Valley Districtwide Local Plan.

4. The existing storage containers at the site shall be removed two months after the completion of the development or the first use of the building, whichever is the sooner.

REASON: In the interests of the visual amenity of the area in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

5. No hardstanding shall be constructed on the site without prior approval in writing of the Local Planning Authority.

REASON: In the interests of the visual amenity of the area in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

The proposed development must fully comply with the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991 (as amended 1997) and the "Code of Good Agricultural Practice for the Protection of Water". Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

(Councillor Rogerson returned to the meeting).

6. APPLICATION NO: 3/2011//0506/P (GRID REF: SD 372383 445748)
PROPOSED DEMOLITION OF EXISTING RESIDENTIAL OUTBUILDING AND CONSTRUCTION OF REPLACEMENT OUTBUILDING TO CREATE TWO SELF CONTAINED HOLIDAY COTTAGES AND A WORK FROM HOME OFFICE WITH ASSOCIATED EXTERNAL WORKS (DESIGN AMENDMENTS TO APPROVED SCHEME 3/2009/0062/P) AT MILL FARM, MILL LANE, WADDINGTON

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing numbers 3888-1-02A, 03A and 04A.

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

3. The land to the north of the building hereby permitted that is edged blue on drawing number 3888-1-04A shall not at any time be used as curtilage for the two approved units of holiday accommodation.

REASON: For the avoidance of doubt and because the use of agricultural land for this purpose would be detrimental to the appearance of the locality contrary to Policies G1, ENV1 and H12 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order to comply with Policies G1, G5 and ENV1 of the Ribble Valley Districtwide Local Plan. This building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

5. Prior to the first use of either of the holiday lets hereby permitted, two parking spaces for each unit shall have been formed in accordance with the details shown on drawing number 3888-1-02A. Thereafter, these spaces shall all be permanently retained clear of any obstruction to their designated use.

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

6. Prior to the first use of either of the holiday let units hereby permitted, a replacement sewerage treatment plant shall have been provided in the position shown on drawing number 3888-1-03A and in accordance with the technical specifications submitted with the application.

REASON: To ensure the satisfactory provision of sewerage/drainage facilities in the interests of the amenities of the locality and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. APPLICATION NO: 3/2011/0597/P (GRID REF: SD 370164 436575)
RE-APPLICATION FOR A SINGLE LIVE/WORK UNIT AS GRANTED UNDER CONSENT 3/2006/0008/P ON THE FORMER HOSPITAL BOWLING GREEN. THE BOWLING GREEN, CHERRY DRIVE, BROCKHALL VILLAGE, BLACKBURN

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing Reference No's 0563:05 Revision B, 0563:06 Revision A and 0563:86.

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 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

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

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

6. 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/Tree Constraints Plan [Group of Trees G2] submitted with the application, along with those outlined in red on the plan reference No 0586:86. Trees shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full. In addition a tree protection-monitoring schedule shall be agreed in writing and tree protection measures 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 any trees affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with Policies G1 and ENV13 of the District Wide Local Plan, and to ensure that trees of visual amenity/botanical/historical value included in the Brockhall Tree Preservation Order are protected against adverse affects of the development.

7. The development hereby permitted shall not be commenced until details of replacement tree planting scheme has been submitted to and agreed 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: To replace protected trees removed in order to facilitate the development granted consent in the interests of the amenity of the area, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 21 October 2011.

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

8. APPLICATION NO: 3/2011/0643/P (GRID REF: SD 368959 433873)
PROPOSED RENEWAL OF PLANNING PERMISSION 3/2008/0702/P FOR
DEMOLITION OF EXISTING ANNEX AND ERECTION OF TWO STOREY
EXTENSION TO THE 'FAIRHAVEN' BUILDING AT KEMPLE VIEW,
LONGSIGHT ROAD, LANGHO

GRANTED subject to the following condition(s):

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

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

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

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

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

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

9. APPLICATION NO: 3/2011/0644/P (GRID REF: SD 368981 433801)
PROPOSED RENEWAL OF PLANNING PERMISSION 3/2008/0701/P FOR
EXTENSIONS TO EXISTING "WAINWRIGHT" BUILDING AND AMENDMENT
TO CAR PARK LAYOUT AT KEMPLE VIEW, LONGSIGHT ROAD, LANGHO

GRANTED subject to the following condition(s):

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

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

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

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

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

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

10. APPLICATION NO: 3/2011/0651/P (GRID REF: SD 371046 433731)
ERECTION OF REPLACEMENT DWELLING AT MEADOWSIDE, YORK LANE,
LANGHO

The Head of Planning Services informed Committee that the Parish Council had returned and repeated their original objections.

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 4159 – 01A, 4159 – 02A, 4159 – 03A, 4159 - 04 and 4159 – Street View.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV3 and ENV4 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. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 5 and 24 October 2011.

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

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions 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 Policies G1, ENV3 and ENV4 of the Ribble Valley Districtwide Local Plan.

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

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

8. The car parking area indicated on plan drawing no. 4159 – 02A shall be surfaced/ paved and marked out in accordance with the approved plan, and made available for use prior to the occupation of the dwelling hereby.

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

9. The highway verge of Whalley Old Road immediately to the north east of the access driveway shall be cleared of the existing shrubs and bushes down to verge level for a distance of 20 metres before any development takes place within the site. The Highway Authority or a contractor approved by the Highway Authority shall carry out this work at the applicant's expense.

REASON: To ensure adequate visibility at the site access.

10. Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45° to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45° splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

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

11. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users.

12. The actions, methods & timings included in the mitigation notes attached to the protected species survey dated the 20th and 26th of July 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

13. 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.

NOTE(S):

A separate metered supply will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

The applicant should contact United Utilities Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

Regarding the verge clearance work specified in condition 9, only the Highway Authority or a contractor approved by the Highway Authority can carry out this work and therefore you must contact the Environment Directorate for further information, details below:

Brian Eagle
Public Realm Manager (Ribble Valley)
Lancashire County Council
Willows Lane
ACCRINGTON
BB5 0RT
01254 770960
customerserviceeast@lancashire.gov.uk

(Mr Booth spoke in favour of the above application. Mr Sowter spoke against the above application).

11. APPLICATION NO: 3/2011/0675/P (GRID REF: SD 369419 436110)
RESUBMISSION OF APPLICATION REF. 3/2011/0321P FOR PROPOSED
CONVERSION OF BARN INTO 2NO. FOUR BEDROOM DWELLINGS
TOGETHER WITH A MODEST REPLACEMENT LEAN-TO AND THE
CREATION OF RESIDENTIAL CURTILAGE AT ASPINALLS FARM, KENYON
LANE, DINCKLEY

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 be implemented in accordance with the proposal as amended by plans received on the 24th of October 2011. Drawing Nos: Sim/477/1208/05 Amendment C in relation to the proposed site plan and Sim/477/1208/R02 Amendment B in relation to existing and proposed floor

plans/elevations, and Drawing No: Sim/477/1208/R01 Amendment D received on the 26th of October in relation to the precise location of the two passing places.

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

3. Prior to the occupation of either dwelling the two passing places as indicated on Drawing No: Sim/477/1208/R01 Amendment D shall be constructed.

REASON: In the interests of highway safety in order to ensure the function of the access track and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4. The actions, methods and timings in the mitigation notes included in the protected species survey dated the 20th of March 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

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

5. Precise details of the proposed solar panels to include, size, colour of panel and framework, projection and method of installation shall have been submitted to and 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 solar panels to be used are appropriate to the locality in accordance with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

7. 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 additional structures, hard standing or fences as defined in Schedule 2 Part 1 Classes E,F and G, 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 Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

8. 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 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.

9. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated August 2011. Any deviation from the survey may need to be the subject of a further planning application.

REASON: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

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

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

11. All new and replacement door and window head and sills shall be natural stone to match existing.

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

12. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

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

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

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

NOTES:

1. 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 conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.
2. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water including groundwater and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).
4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. A Public Footpath (FP12) affects the site.

12. APPLICATION NO: 3/2011/0687/P (GRID REF: SD 371737 436315)
PROPOSED CHANGE OF USE FROM STORAGE, MAINTENANCE AND SERVICING OF VINTAGE VEHICLES TO THE INTERNAL STORAGE OF UP TO 60 CARAVANS AT CHEW MILL FARM, ELKER LANE, BILLINGTON

GRANTED subject to the following condition(s):

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

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

2. The business shall be operated using an appointment system such that caravans are only delivered to or removed from the building at a pre-arranged appointed time. At least one member of staff shall be present at the building during all deliveries or removal of caravans.

REASON: To ensure that no caravans are required to wait on the adjoining highway or be left outside the building in the interests of highway safety and

visual amenity and to comply with Policies G1, ENV3 and EMP9 of the Ribble Valley Districtwide Local Plan.

3. Caravans shall only be delivered to or removed from the building between the hours of 0900 and 1800 on any day.

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

4. There shall be no outside storage of caravans.

REASON: In the interests of visual amenity and to comply with Policies G1, ENV3 and EMP9 of the Ribble Valley Districtwide Local Plan.

13. APPLICATION NO: 3/2011/0770/P (GRID REF: SD 366809 442001)
APPLICATION FOR A REVISED SUBMISSION OF APPROVED APPLICATION 3/2011/0381/P FOR A MOBILE HOME FOR USE BY DEPENDANT RELATIVE AT BARRACKS FARM, CHIPPING ROAD, CHAIGLEY

The Head of Planning Services informed Committee that the Parish Council had no objections to this application and that the County Surveyor had no objections to this application.

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 the approved plans entitled Existing Site Plan, Proposed Site Plan, Location Plan, Approved Floor Plan and Proposed 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 development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the site into separately occupied residential units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

NOTE(S):

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.

14. APPLICATION NO: 3/2011/0773/P (GRID REF: SD 370100 443673)
APPLICATION FOR THE REMOVAL OF CONDITION NO. 1 (OCCUPANCY PERIOD) OF PLANNING CONSENT 3/2011/0379P, TO ALLOW THE USE OF UNIT NO. 3 TO BE USED AS PERMANENT RESIDENTIAL ACCOMMODATION AT SADDLE BARN, CLOUGH BOTTOM FARM, RABBIT LANE, BASHALL EAVES

GRANTED to remove Condition 1 of 3/2011/0379/P.

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

15. APPLICATION NO: 3/2011/0300/P (GRID REF: SD 380352 447209)
OUTLINE APPLICATION FOR THE ERECTION OF A COUNTRY HOUSE HOTEL AND SPA ON LAND ADJACENT DUDLANDS CROFT, GISBURN ROAD, SAWLEY

The Head of Planning Services commented upon additional representations received from the Parish Council and from the agent acting on behalf of the objectors.

REFUSED for the following reason(s):

1. By virtue of the design, scale and massing of the proposed development, this application is considered contrary to Policies, G1, G5, RT1, ENV2 and ENV3 of the Districtwide Local Plan and the key principles of PPS1 in that the proposed development would inevitably result in significant and adverse changes in existing real and open character of the area to its visual detriment.
2. By virtue of the isolated location of the site in relation to nearby service centres and villages, the proposal is considered to be contrary to Policies G1, RT1 and T1 of the Districtwide Local Plan and the key principles of PPS1, in that the proposed development would inevitably result in the over reliance on car usage, as opposed to more sustainable forms of transport thereby impacting on the overall transport infrastructure at this location to its detriment.

(Mrs Myerscough spoke in favour of the above application. Mr Tunstall spoke against the above application).

16. APPLICATION NO: 3/2011/0316/P (GRID REF: SD 360094 436116)
PROPOSED OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF
60 DWELLINGS AT LAND OFF PRESTON ROAD, LONGRIDGE

The Head of Planning Services reported an additional letter of concerns about safety and wildlife.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of legal agreement within a period of six months (from the date of this decision) as outlined in paragraphs numbered 1-3 under the Section 106 Agreement sub-heading within this report, and subject to the following condition(s):

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - (a) the expiration of 3 years from the date of this permission; or
 - (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

2. Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. This outline planning permission shall be read in conjunction with the Legal Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an agreement.

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

REASON: In order to encourage renewable energy and to comply 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 disposal of foul and surface waters has been approved in writing 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 permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

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

7. The submission of reserved matters in respect of scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and the Indicative Proposed Layout drawing 10.192/03/F as amended dated 26 October 2011 and parameters of scale as revised dated 24 October 2011.

REASON: For the avoidance of doubt to define the scope of this permission.

8. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the public open space area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of any play equipment and its maintenance and indicate a timescale when the open space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

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

9. No development shall take place until an updated protected species survey has been carried out on those trees identified in the protected species survey dated June/July 2011 [T11&T18] during the optimum period of May to September prior to commencement of any part of development.

The tree work specified in the tree survey dated the 20th of December shall be carried out under the supervision of qualified/licensed bat worker.

Hedgerows identified as important for foraging [H1/2/3/4/5/6 inclusive] shall be retained and protected in accordance with BS5837, Trees in Relation to Construction.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the protected species report/tree survey report is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

10. No part of the development shall be commenced until a license application has been submitted to and issued by Natural England, a copy of which shall be submitted to the local planning authority and include details of mitigation and compensation measures including, details on exclusion zones, protective fencing and monitoring procedures. The protection and monitoring measures included in the license issued by Natural England shall be fully implemented and maintained during the entire duration of the development and in the event that any great crested newts are found or disturbed within the impact zone during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species.

REASON: To protect the great crested newt population from damaging activities and reduce or remove the impact of development, to ensure that there are no adverse effects on the favourable status of a great crested newt population before and during the proposed development and to maintain a great crested newt population in the long term in accordance with ENV7 of the District Wide Local Plan.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified to be retained in the arboricultural/tree survey shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule

shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/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, ENV13 of the Districtwide Local Plan.

12. No development shall take place until a badger survey has been carried out during the optimum period at least three months prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by badgers of any part of the land included in the planning permission granted is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

13. Clearance of scrub, trees or hedgerows shall take place outside the breeding bird season [August to February inclusive].

REASON: To ensure that bird species are protected and their habitat enhanced in, accordance with the Wildlife & Countryside Act 1981, as amended, and the Conservation [Natural Habitats &c] Regulations 1994 and Policy ENV9 of the Districtwide Local Plan

14. No part of the development hereby granted consent shall be implemented until the details of protection & mitigation measures for the on site pond have been submitted to and agreed in writing with the local authority. The details of which shall include biodiversity mitigation and enhancement measures in order to meet the requirements set out in the recommendations of the Phase 1 Habitat Survey & the Great Crested Newt Survey.

As well as a specified time table of operations the details submitted shall include construction and introduced vegetation types, all protection and enhancement measures shall be completed in full prior to the substantial completion or the first bringing into use of the development hereby approved, whichever is sooner. The pond shall subsequently be implemented entirely in accordance with the approved details and maintained thereafter, unless otherwise agreed in writing by the local planning authority, the mitigation measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To provide a wildlife corridor, to allow movement of species between suitable habitats and promote the expansion of biodiversity and protect a species identified in the UK Biodiversity Action Plan [UK BAP] in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

15. Prior to first occupation of the development the existing 30mph speed limit shall be extended from its present boundary at 110 Preston Road by approximately 250 metres to just south of Spout Farm and suitable high conspicuity 'gateway' type signs shall be provided on both sides of the carriageway.

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

16. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Preston Road to points measured 90 metres in each direction along the nearer edge of the carriageway of Preston Road, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

17. The proposed access road shall be constructed to a minimum width of 5.5 metres with continuous footway provision on both sides from Preston Road into the site.

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

18. The new estate road/access between the site and Preston Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. In respect of condition 15 this work will require a Section 278 agreement between the developer and the Highway Authority.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
3. In accordance with PPS25 surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should be discharged directly to soakaway and/or watercourse and may require the consent of the Environment Agency. No surface water is allowed to be discharged to the public sewerage system.

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

17. APPLICATION NO: 3/2011/0541/P (GRID REF: SD 361167 437191)
PROPOSED FULL APPLICATION FOR 49 HOUSES AND ASSOCIATED INFRASTRUCTURE WORKS AT LAND BOUNDED BY DILWORTH LANE AND LOWER LANE, LONGRIDGE

The Head of Planning Services reported two additional letters of concern.

DEFERRED and DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 month (from the date of this decision) as outlined in paragraphs numbered 1-4 under the Section 106 Agreement sub-heading within this report and subject to the following conditions:

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawings HT105/P/103REVA, HT107/P/110, HT107/P/112, HT107/P/113, HT108/P/100, HT108/P/102, HT108/P/103REVA, HT117/P/103-2, HT130/P/100, HT130/P/102, HT130/P/103, HT139/P/100, HT139/P/102REVA, HT139/P/103REVA, HT146/P/100, HT146/P/102, HT146/P/103, HT147/P/101, HT147/P/102-2, HT147/P/105, HT147/P/106-2, SD.1, S.D.46REVA, R057/102, 1780/03, R057/001REVA proposed site layout as amended 25 October 2011.

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

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

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

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

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

5. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing 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. This permission shall relate to a Section 106 Agreement dated ... which includes provision for the delivery of affordable housing, public open space and financial contributions.

REASON: For the avoidance of doubt and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. This permission shall relate to the ecology survey submitted in support of the application and dated March 2011. All details shall comply fully with the recommendations of that report in respect of required bat survey work and timings of removal of hedgerows, trees, shrub and brash outside the bird breeding season (March to August).

REASON: In the interests of protecting nature conservation interests in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan.

8. 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.

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

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

10. No development shall take place until an updated protected species survey has been carried out on the group of trees growing in the north-west corner of the site [T15-T26 inclusive] & the mature Oak tree [T28] during the optimum

period of May to September - Bats prior to commencement of any part of development.

The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England. If such a use by a protected species of any trees included in the tree survey report Drawing no 1780/02 is established, a mitigation scheme including appropriate protected species license details shall be submitted to and agreed in writing by Natural England & the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified and the conditions of any Natural England License shall be fully implemented and adhered to. In the event that any bats are found, disturbed or harmed during any part of the development work, work shall cease until further advice has been sought from a licensed ecologist.

REASON: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981/European Directive for Protected Species are harmed/destroyed/ in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley District Wide Local Plan.

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 [Drawing no 1780/02 - T1-T27/G14/G32 & Hedgerows H1/H2/H3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with planning policies G1, ENV13 of the District Wide Local Plan.

12. The driveway for plots numbered 48/47/49 and affecting trees T15/T20/T21 inclusive [Drawing no 1780/02] shall be constructed above existing ground level, therefore there shall be no excavations, soil stripping or site grading within the root protection area. Construction shall be undertaken in dry weather between may and October, using a load bearing system laid directly onto existing ground, the details of which shall be submitted to and agreed with the local planning authority.

REASON: In accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan in order to prevent root damage and ground compaction near to trees, to ensure long-term survivability of trees under which a driveway or parking area cannot be avoided.

13. No part of the development shall commence until a scheme for the construction of the site access and the off-site highway improvement works has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

14. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of Dilworth Lane to points measured 38 metres to the west and 56 metres to the east along the nearer edge of the carriageway of Dilworth Lane, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

15. The new estate road/access between the site and Dilworth Lane shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

REASON: To ensure that satisfactory access is provided to the site in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

16. Prior to commencement of development a scheme for the construction of traffic calming measures shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Highway Authority, in the

form of vehicle activated interactive speed warning signs on both approaches to the development site on Dilworth Lane and improvements to the carriageway markings at the 30mph / national speed limit boundary to the east of the site. No dwellings within the development shall be occupied until the works have been constructed and completed in accordance with the agreed scheme.

REASON: In order that traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works and to reduce traffic speeds in the vicinity of the development in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The works referred to in condition 16 will require a Section 278 agreement between the developer and the Highway Authority.
2. Any works to the watercourses within or adjacent to the site which involve infilling, diversion, culverting or which may otherwise restrict flow, require the prior 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. Details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Development Control Engineer for approval in accordance with the Land Drainage Act 1991.

Please contact the Development Control Engineer Mr J. C. Welsby on 01772 714016 to apply for Agency Land Drainage Consent.

4. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
5. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge directly into the adjacent watercourse as stated within the FRA submitted with the prior consent of the Environment Agency. The applicant must discuss full details of the site drainage proposals with John Lunt via planning.liaison@uuplc.co.uk.

(Mr Heathcote spoke in favour of the above application. Mr Ingham spoke against the above application. Councillor Hind was given permission to speak on the above application).

455 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:

456 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0281/P	Application for the discharge of condition No 3 (compensatory habitat), condition No 4 (disposal of foul and surface water) and condition No 5 (manure management plan) of planning permission 3/2010/0747/P	Withgill Farm Withgill Fold Withgill, Clitheroe
3/2011/0343/P	Proposed alterations to the existing farmhouse and adjoining barn/shippon to create refurbished living accommodation. Works to include new velux rooflights, and adapted and new openings in the external facades	Withinreap Farm Moss Side Lane Thornley
3/2011/0408/P	Provision of disabled persons WC with access ramp and associated alterations	English Martyr's Church The Sands, Whalley
3/2011/0499/P	New shop front and access ramp, steps and railings	42 Berry Lane Longridge
3/2011/0524/P	Proposed replacement storage building	Balderstone C of E Primary School Commons Lane Balderstone
3/2011/0531/P	Retrospective application for the insertion of two velux rooflights	76 Pendle Drive Calderstones Park Whalley
3/2011/0540/P	Application to discharge condition No 5 (materials) and condition No 10 (contamination report) of planning permission 3/2008/1005/P	Croasdale Farm Whinney Lane Langho
3/2011/0550/P	Change of use from Class B to industrial use to car wash centre and tyre depot	Elan Precision Engineering Waterloo Road Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0591/P	Proposed erection of 42no. 240Kw 1500mm x 900mm photovoltaic panels on existing barn roof	Little Dudlands Farm Rimington Lane Rimington
3/2011/0592/P	Proposed erection of 42no. 240Kw 1500mm x 900mm photovoltaic panels on existing barn	Wood Farm Rimington Lane Rimington
3/2011/0606/P	Demolition of existing garden room and store and proposed single storey kitchen/ utility/ wc extension	114 Woone Lane Clitheroe
3/2011/0609/P	Proposed excavation for driveway and single storey extension to the rear of the existing garage and alteration from a flat roof to a sloping roof	15 Clitheroe Road Sabden
3/2011/0613/P	1 No new door opening to side elevation	116 Bawdlands Clitheroe
3/2011/0628/P	Resubmission of application 3/2010/0979/P for proposed replacement dwelling, to include the demolition of the existing cottage	Ashes Farm Cottage Salesbury
3/2011/0629/P	Retention of 3m x 3m storage building in connection with existing fish farm plus external storage area (overall build footprint 5.6m x 4.4m) at land adjacent	The Barn Dunsop Road Newton-in-Bowland
3/2011/0632/P	Demolition of defective retaining wall to north and east boundaries of 56 Chapel Hill and construction of new retaining wall (Conservation Area Consent)	Linden Lea 56 Chapel Hill Longridge
3/2011/0633/P	Change of use from redundant barn to dwelling	Wycongill Farm Holden Lane Bolton-by-Bowland
3/2011/0658/P	New livestock building	Higher Flass Farm Settle Road Bolton-by-Bowland
3/2011/0660/P	Substitution of house type to include use of part of garage as additional living accommodation	26 Calderstones Green Pendle Drive Calderstones Park Whalley
3/2011/0664/P	Application to discharge condition no.8 (tree protection) of planning consent 3/2011/0088P	1 Franklin Hill Brockhall Village Old Langho
3/2011/0665/P	Application to discharge condition no.8 (tree protection) of planning consent 3/2011/0087P	2 Franklin Hill Brockhall Village Old Langho

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0666/P	Proposed rear extension	Lyndon Northcote Road Langho
3/2011/0668/P	Application to discharge condition no. 1 (time limit), condition no. 3 (historic building record), condition no. 4 (foul drainage), condition no. 9 (conservation roof lights) and condition no. 10 (materials) of planning consent 3/2011/0145/P	The Croft Lane Side Farm Alston Lane Alston, Preston
3/2011/0670/P	Application to discharge condition no.5 (details of off road car parking area) of planning consent 3/2008/0830/P	Greenside 13 Downham Road Chatburn, Clitheroe
3/2011/0678/P	Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building	Cragg House Farm Out Lane, Chipping
3/2011/0681/P	Proposed removal of the existing toilet block with subsequent repair and render of wall, and formation of new internal disabled WC	EH Booth & Co Ltd Berry Lane Longridge
3/2011/0684/P	Single storey rear extension and widening of the existing driveway	51 St Peters Close Clayton-le-Dale
3/2011/0688/P	Proposed extension to the extraction area within the current planning permission boundary	Leeming Quarry Stonyhurst, Clitheroe
3/2011/0697/P	Proposed alteration of the rear elevation to provide 4no. windows	West Bradford Village Hall, Grindleton Road West Bradford
3/2011/0704/P	Double apex roof replacement for existing flat roof at rear of the dwelling	9 Greenside Ribchester
3/2011/0706/P	Single storey rear extension	27 Buccleuch Avenue Clitheroe
3/2011/0718/P	Application to discharge condition no.4 (materials) of planning consent 3/2011/0423P	Smithfield Farm Twiston Lane Downham
3/2011/0726/P	Application to discharge condition no. 1 (commencement of construction), no. 2 (materials) and condition no. 3 (dwg. MH/11/01) of planning consent 3/2011/0208P	Carr Meadow Barn Carr Lane Balderstone
3/2011/0733/P	Insertion of window	Flat 54 Well Court Well Terrace, Clitheroe

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0757/P (LBC)	Installation of board pile foundation underpinning to piers 33 and 34 and concrete structural lining to arch 34	Whalley Viaduct land adjacent to Broad Lane Whalley
3/2011/0810/P	Non-material amendment to planning consent 3/2011/0176, for the removal of the flat roof section to the roof profile and replace with a continuation of the pitched tiled roof profile	3 Darkwood Crescent Chatburn

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0361/P	Proposed erection of a 15Kw, 15m high turbine	Laneside Farm Pendleton Clitheroe	Proposal by virtue of its location, siting and scale would be contrary to Policies G1, ENV1, ENV24, ENV25, ENV26 of the Districtwide Local Plan and PPS 22, in that it would represent an isolated, incongruous feature into the open landscape surrounding a major landmark to the detriment of the visual amenity of the area.
3/2011/0526/P	Proposed conversion and extension of the existing garage to create a dwelling and proposed double garage on the northern side of Back Lane	Acorn Cottage Back Lane Rimington	Policies G1, ENV3 and H12 Curtilage extension in the open countryside detrimental to visual amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0596/P	Proposed tennis court to be built on grassed land	Dennisfield House Rimington Lane Rimington	Policies G1, H12 and ENV3 – Curtilage extension in the open countryside to the detriment of visual amenity.
3/2011/0607/P	Proposed removal of the existing single storey extension and replacement with two-storey bedroom and kitchen	Woodbine Cottage 10 Dilworth Bottoms Longridge	Policy G1, ENV3, H10 and the Council's SPG on Extensions and Alterations to Dwellings – prominent addition adversely affecting the visual amenities of the locality.
3/2011/0634/P	Extension of porch to front elevation, insertion of roof lights to front and rear elevations, additional windows to rear and replacement of gothic windows	36 Pendleton Road Wiswell	G1, ENV16, H10, SPG – <ul style="list-style-type: none"> • Inappropriate design and size to the detriment of the visual appearance of the original property and street scene. • overbearing and oppressive impact to the detriment of neighbouring residential amenity.
3/2011/0640/P	Amendment to planning approval 3/2011/0296P to bring roof design in line with existing rather than set back from front elevation and increase floor space in bedroom/en-suite room at front elevation	15 Somerset Avenue Clitheroe	Policies G1, H10 and the Council's SPG on extensions and alterations to dwellings – scale and massing – street scene.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0647/P (PA) & 3/2011/0648/P (LBC)	Conversion of barn into two number dwellings	Chadwick's Farm Settle Road Bolton-by-Bowland	The proposal would be unduly harmful to the character (including setting) and significance of the listed building and heritage asset because of the loss and alteration to the barn's important historic fabric and agricultural appearance as a result of the number, prominence and incongruous domestic style of openings. This would be contrary to Policies ENV20, ENV19 and H17 of the Ribble Valley Districtwide Local Plan.
3/2011/0654/P	Construction of new, detached, triple garage with office space above	41 Dilworth Lane Longridge	The proposed new garage/office building, by virtue of its location, scale, height, massing, design and materials, is considered contrary to PPS5, Policies G1 and ENV3 of Local Plan and the SPG – "Extensions and Alterations to Dwellings". Insufficient visibility splay has been provided, so the scheme is considered detrimental to highway safety and contrary to Policy G1.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0656/P	Construction of two-storey conservatory, with mezzanine, to south face of existing two-storey dwelling.	41 Dilworth Lane Longridge Preston	The proposed extension, by virtue of its scale, height, massing, design and materials, is considered contrary to PPS5, Policies G1 and ENV3 of Local Plan and the SPG – “Extensions and Alterations to Dwellings”.
3/2011/0671/P	Two-storey side extension with single storey wood store, water filtration system and double garage	Shays Farm Tosside	G1, ENV1, H10, SPG – Detrimental impact upon the appearance of the property to the visual detriment of the Area of Outstanding Natural Beauty.
3/2011/0677/P & 3/2011/0679/P	Single storey extension to listed farmhouse. Alterations to ancillary store building to create kitchen. Internal alterations including upgrading existing attic space to create habitable rooms and insertion of velux windows to the south facing roof slope	Higher Lickhurst Farmhouse Chipping	The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the disruption to planform (double-pile) through room subdivision and the impact on the historic front elevation from conspicuous, incongruous and visually intrusive roof lights. This would be contrary to Policies ENV20 and ENV19 of the Ribble Valley Districtwide Local Plan. Insufficient information has
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			been submitted to understand the impact on the special architectural and historic interest of the listed building from the introduction of new services and conversion of the attic to modern standards. This is contrary to Policy ENV20 of the Ribble Valley Districtwide Local Plan.
3/2011/0741/P	Non-material amendment to planning consent 3/2010/0552 to reduce side extension to single storey and keep existing garage as part of the overall single storey side and rear extension	11 Meadowlands Low Moor Clitheroe	The proposed single storey side and rear extensions result in a fundamental change in the appearance, as well as the description of the previously approved application.

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SECTION 106 APPLICATIONS

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2009/0732/P	Demolition of existing single storey extension and construction of new attached bungalow to form dwelling	27 Cringle Way Clitheroe
3/2009/1011/P	Outline application to build ten two bedroomed semi detached bungalows, four semi detached and two detached three bedroom dormer bungalows and eight three bedroom semi detached houses and diversion of public footpath	Land adjacent Petre House Farm Whalley Road Langho
3/2010/0078/P	Demolition of existing commercial building, redevelopment of the cleared site and adjoining land for residential development of 18 dwellings, with garages and gardens. resubmission	Old Manchester Offices Whalley New Road Billington

<u>Plan No:</u>	<u>Proposal/Location:</u>	<u>Progress:</u>
3/2010/0929/P	Demolition of 60 lock-up garages and construction of 8 family houses	Land between 36 and 38 Henthorn Road Clitheroe NOT SIGNED YET
3/2010/0934/P	2 terraced dwellings fronting Blackburn Road and 5 two storey terraced cottages on existing car park. Resubmission	Black Bull Hotel Church Street Ribchester NOT SIGNED YET
3/2010/1014/P	Removal of industrial unit. Construction of 5 houses with association parking	11 Stubbins Lane Sabden NOT SIGNED YET
3/2011/0039/P	Replacement of two garages with five two bedroom houses with gardens	Land at Hambledon View Simonstone NOT SIGNED YET
3/2011/0129/P	Demolition of part of Victorian mill and conversion into 22 apartments, conversion of office in to 3 town houses, erection of 4 affordable elderly care bungalows, 23 other affordable dwellings, 18 dwellings and new pond	Victoria Mill Watt Street Sabden NOT SIGNED YET
3/2011/0247/P	Outline application for 38 market dwellings and 16 affordable dwellings	Land off Chapel Close Low Moor, Clitheroe NOT SIGNED YET
3/2011/0307/P	37 dwellings	Barrow Brook Business Village, Barrow NOT SIGNED YET
3/2010/0324/P	Retrospective change of use of two first floor rooms from residential accommodation to a licensed area	The Freemasons Arms 8 Vicarage Fold Wiswell NOT SIGNED YET
3/2011/0448/P	Conversion of existing barn and outbuildings into two dwellings including new detached double garage and new vehicular/pedestrian access	Hougher Fall Farm Old Clitheroe Road Ribchester
3/2011/0460/P	Outline application for 34 dwellings	Land at Whalley New Road Billington NOT SIGNED YET
3/2011/0568/P	Demolition of existing barn and erection of new dwelling	Moornook Farm Clitheroe Road Knowle Green
3/2011/0596/P	Tennis court to be built on grassland	Denisfield House Rimington Lane Rimington

459 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

Plan No: 3/2011/0667/P
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension
Location: 37 Bradyll Court Brockhall Village Old Langho

460 TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
 PARTS 6 & 7 PRIOR NOTIFICATION OF AGRICULTURAL AND FORESTRY BUILDINGS AND ROADS PRIOR APPROVAL REQUIRED

Plan No: 3/2011/0463/P
Proposal: Proposed stone built machine, tractor and implement store
Location: Whins House Sabden

461 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>
3/2010/0751 O	20.7.11	Acland Bracewell Ltd Outline application for a residential development for 39no. dwellings Land off Whalley New Road Billington	WR	-	Site visit 9.11.11 AWAITING DECISION
3/2010/0959 D	1.8.11	Mr Ian Smith Agricultural worker's dwelling - temporary for three years Stubs Wood Farm Rimington Lane Rimington	-	-	AWAITING DECISION
3/2011/0189 D	17.8.11	Mr Steven Turnbull Proposed upper storey side extension to be built over existing garage 51 Warwick Drive Clitheroe	Householder appeal	-	APPEAL DISMISSED 28.9.11

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/ Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2009/0968 O	22.8.11	Mr A Patel Residential development comprising 9no. new dwellings Fell View Barnacre Road Longridge	WR	–	Site visit 9.11.11 AWAITING DECISION
3/2010/0719 O	29.9.11	Gladman Developments Ltd Proposed development of up to 270 residential dwellings, doctors surgery, landscape, open space, highways and associated works Land off Henthorn Road Clitheroe	–	Inquiry – to held 24.1.12 (scheduled to last for three days)	
3/2010/0159 ENF	7.10.11	Mr L P Dolman & Miss S Faragher Insertion of a first floor window in the roadside gable elevation of the property Old Chapel Barn Preston Road Alston	WR	–	Notification letter sent 17.10.11 Questionnaire sent 20.10.11 Statement to be sent by 17.11.11

462

HOUSING REVIEW SUB GROUP TERMS OF REFERENCE

The Chief Executive submitted a report proposing terms of reference for the housing requirements working sub group. It had been agreed to form a working sub group of this Committee to review any comments and to contribute to the work of the Committee in relation to establishing housing requirements. The group would have a key role in giving detailed consideration to the review of housing requirements and providing guidance on how the review is progressed and ultimately provide a steer on the proposed housing requirement to Committee. It was not anticipated that the group would undertake any detailed work on the technical aspects of the review.

RESOLVED: That Committee agree the proposed terms of reference as set out in the report for the housing review working sub group.

463 CHIPPING VILLAGE PLAN

The Chief Executive submitted a report informing Committee that Chipping and Bowland with Leagram Parish Councils had prepared and published a new village plan. The plan covered a range of issues in a proactive approach that seeks to articulate a collective view about identified key issues in the village, as well as dealing with regeneration issues including tourism, housing, transport, infrastructure, employment together with local social and environmental concerns. He informed Committee that the document was intended by the Parishes to inform decisions by Ribble Valley Borough Council and as a reference tool but that it would not form a material consideration as a policy tool. The plan sits very comfortably with the emerging approach to neighbourhood planning and could be viewed as part of the Council's LDF evidence base.

Councillors felt that the Chipping plan was a useful document and that other parishes should be encouraged to do a similar thing. The Parish Council network in the Ribble Valley was strong and exemplary and carried a lot of good work and this was recognised by the Committee.

RESOLVED: That Committee

1. agree to consider the village plan as part of the LDF evidence base and to take account of its findings within the plan making process but that the relevant weight to be attached to any planning application be considered on a case by case basis; and
2. support the proposal to pilot the plan within the concept of neighbourhood planning subject to resources being identified.

464 REVIEW OF FEES AND CHARGES

The Director of Resources submitted a report seeking Committee's approval on proposals to increase the fees and charges attached to this Committee, with effect from 1 April 2012. Charges for building regulations and pre-application planning advice fees which are also set by this Committee would be the subject of separate consideration in future reports to this Committee.

RESOLVED: That Committee approve the charges as set out in the report for implementation with effect from 1 April 2012 for the 2012-2013 financial year.

465 LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY – SUMMARY OF CONSULTATION RESPONSES ON ALTERNATIVE OPTIONS

The Chief Executive submitted a report for Committee's information on the publication of the summary of representations document of the Core Strategy alternative option stage consultation (Regulation 25). He informed Committee that this consultation had been very encouraging with just under 4000 comments

or representations submitted into the process. These had been inputted into the Council's LDF database for storage and analysis and the responses to the consultation were presented in the summary of representations document. He informed Committee that there would be various workshops taking place for Members in the near future. The Chairman commended Diane Cafferty for this very informative summary of representations.

RESOLVED: That the report be noted.

466 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report for Committee's information on the most recent results of the housing land availability survey.

RESOLVED: That the report be noted.

467 CAPITAL MONITORING 2011-2012

The Director of Resources submitted a report informing Committee of the progress made in achieving the schemes in the capital programme for the first quarter of the financial year. The future of this Committee's only capital scheme for 2012-2013 will be subject to further consideration pending the outcome of talks with Lancashire County Developments Ltd.

RESOLVED: That the report be noted.

468 REVENUE MONITORING 2012-2012

The Director of Resources submitted a report for Committee's information showing the position for the first six months of this year's revenue budget as far as this Committee was concerned. Main reasons for underspend and concern were highlighted.

RESOLVED: That the report be noted.

469 APPEALS

- a) 3/2011/0063/P – construction of a new mezzanine space in the roof void to provide a seated area with a window to the front roof and sliding/folding door to the rear complete with guard rail at Copper Beech, 6 The Drive, Brockhall Village, Old Langho. Appeal dismissed.
- b) 3/2011/0189/P – upper storey side extension to be built over the existing garage at 51 Warwick Drive, Clitheroe. Appeal dismissed.
- c) 3/2011/0120/P – one bed, one dining extension slate roof to match and render at Blue Trees, Copster Green. Appeal allowed with conditions.

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REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES

There were no reports of representatives on outside bodies.

The meeting closed at 8.45pm.

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