

Minutes of Planning and Development Committee

Meeting Date: Thursday, 12 April 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	J Rogerson
T Hill	M Thomas
B Hilton	R Thompson
J Holgate	J White
S Knox	

In attendance: Head of Regeneration and Housing, Head of Legal and Democratic Services, Senior Planning Officer and the Principal Planning Officer (Design and Conservation).

Also in attendance: Councillor K Hind.

890 APOLOGIES

Apologies for absence from the meeting were submitted on behalf of Councillors S Carefoot and D Taylor.

891 MINUTES

The minutes of the meeting held on 15 March 2012 were approved as a correct record and signed by the Chairman.

892 DECLARATIONS OF INTEREST

Councillors I Brown and J Rogerson declared an interest in planning application 3/2011/0981/P in respect of 24 Chatburn Road, Clitheroe.

Councillor J White declared an interest in respect of agenda item 7 – proposed consultation on extension to Longridge Conservation Area at Stonebridge Mill.

Councillor J Rogerson declared an interest in respect of agenda item 8 – extension to Longridge Conservation Area.

893 PUBLIC PARTICIPATION

Mrs Carefoot addressed the meeting at Item 7 – Proposed Consultation on extension of Longridge Area at Stonebridge Mill on the need for her business (Singletons Dairies) to resolve this long running situation and improve the site to enable the business to prosper. Councillor Hind was also given permission to speak and he spoke against this extension to the Conservation Area.

Mrs Humphreys was given permission to speak in relation to this matter at Item 8 – Suggested Consultation on extension of Longridge Area at Higher Road and spoke in favour of extending the Longridge Conservation Area. Councillor Hind was also given permission to speak and he also spoke in favour of this extension to the Conservation Area.

894 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

895 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2010/0246/P (GRID REF: SD 370997 434852)
RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY VALETING BAY WITH A SINGLE STOREY WC EXTENSION TO THE REAR AT PETRE GARAGE LTD, WHALLEY ROAD, LANGHO

GRANTED subject to the following condition(s):

1. Retrospective permission is hereby granted for the structure as shown on drawing number 023/03/10/002 except that all four bays shall have a rear wall (as existed at the time of this permission) such that there is no direct access/egress from any of the bays on to the adjoining highway, Longsight Road.

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

2. APPLICATION NO: 3/2011/0562/P GRID REF: SD 381890, 449859
PROPOSED CHANGE OF USE OF FORMER HUNT KENNELS AND AGRICULTURAL LAND TO FORM EQUESTRIAN LIVERY YARD AT ELLENTHORPE, GISBURN ROAD, GISBURN, BB7 4LR

GRANTED 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 914 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Drawing Number(s):

HIN/15 Dwg 01B – Proposed Site Plan (illustrating the route horses will take), received 28 March 2012.

Ellenthorpe 01 – Existing and Proposed Uses.

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

3. The route to be taken by horses between the stable block to the northern side of the site and the field to the southern side of the site, where the highway intervenes shall at all times be the route shown by the hashed line on drawing number: 15 Dwg 01B.

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

4. The equestrian use of the site shall relate to the conversion of an existing building into 10 stables for livery use and not for any other purposes. In particular, the site shall not be used for the holding of any equestrian events or shows unless a further planning permission has first been granted in respect thereof.

REASON: For the avoidance of doubt, and in the interests of highway safety as such events/shows would result in an unacceptable increase in the use of the narrow country roads in the vicinity of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. No permanent fences shall be formed or erected within the field without a further planning application in respect thereof.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan

6. No more than ten horses can occupy the site at any one time, which includes any horses kept by the proprietor of Ellenthorpe Livery, and no stables shall be created in the field shelter or elsewhere on site, unless a further planning permission has first been granted in respect thereof.

REASON: For the avoidance of doubt and in the interests of highway safety as an increase in the number of horses stabled, would result in an unacceptable increase in the use of the narrow country roads in the vicinity of the application site, and the amount of land currently available cannot sustain any further increase in use, to comply with Policy G1 and ENV6 of the Ribble Valley Districtwide Local Plan.

7. No sand paddock or similar facility for the exercising of horses shall be formed, nor shall any fences or lighting associated with such a facility be erected without a further planning permission in respect thereof.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV1 and RT1 of the Ribble Valley Districtwide Local Plan.

8. Access to the site/ stable yard shall not be altered without a further planning application having first been approved by the Local Planning Authority.

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

3. APPLICATION NO: 3/2011/0824/P (GRID REF: SD 365341 432076)
PROPOSED EARTH WALL COVERED SLURRY STORE TO BE BUILT ON A
FORMER COMPOSITING SITE AT HAWKSHAW FARM, LONGSIGHT ROAD,
CLAYTON-LE-DALE

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 no's CS/11/0824/1, 2 and 3 (and in accordance with any other details that might be requested by the Environment Agency).

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

3. The development should be carried out in accordance with all the advice and requirements contained in the letter dated 26 March 2012 from the Environment Agency to the Local Planning Authority (and copied to the applicant).

REASON: To ensure protection of the natural environment in accordance with the requirements of Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath no's 2 and 12 in the parish of Clayton-le-Dale abut the site.

4. APPLICATION NO: 3/2011/0909/P (GRID REF: SD 373048 443805)
PROPOSED THREE BEDROOM DETACHED DWELLINGHOUSE TO BE
BUILT IN THE GARDEN ON THE CORNER PLOT OF 22 WADDOW GROVE
ADJACENT TO THE EXISTING BUNGALOW AT 22 WADDOW GROVE,
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 number 006/A/01/002/REVP02.

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order), any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof. Specifically, no additional door or window openings shall be formed in either the north or south end elevations without a further planning permission having first been granted.

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

5. Prior to the first occupation of the dwelling hereby permitted, the access on to The Grove and two vehicle parking spaces shall have been formed in accordance with the submitted plans. Thereafter, these facilities shall be retained permanently clear of any obstruction to their designated use.

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

6. The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access.

REASON: To ensure the provision of the necessary access and to maintain the proper construction of the highway in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. This permission 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 works are commenced, the applicant must contact the County Council Environmental Directorate for further information.

REASON: To ensure a satisfactory standard of construction in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. APPLICATION NO: 3/2011/0918/P (GRID REF: SD 366225 433017)
PROPOSED ALTERATIONS TO EXISTING RESTAURANT WHICH INCLUDE CONSTRUCTION OF RAISED TERRACE AREA TO THE SIDE OF THE BUILDING, CREATION OF ILLUMINATED VERTICAL GARDENS (TO BOTH SIDES), REMOVAL AND REPLACEMENT OF EXISTING TIMBER, REPAINTING OF WALLS, REFORMING RAMP AND STEPS AND REPLACING WINDOWS AT LA SCALA RESTAURANT, LONGSIGHT ROAD, CLAYTON-LE-DALE

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 11/143/02b, 04, 05b and 06a.

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

6. APPLICATION NO: 3/2011/0919/P (GRID REF: SD 369025 452709)
PROPOSED ESTABLISHMENT OF NEW SHEEP MILKING DAIRY AND ASSOCIATED CHEESE PROCESSING FACILITY AT LAYTHAMS FARM, BACK LANE, SLAIDBURN

The Senior Planning Officer submitted the comments of the Environment Agency who did not object to this proposal.

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 LSD/ELEV/ELEV2 and SP (as amended by condition 3 of this planning permission).

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

3. Notwithstanding the details shown on the submitted plans, the south and east elevations of the cheese dairy building and the lower walls of the south elevation of the sheep housing building, shall have an external finish of stone cladding.

REASON: In order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

5. Whilst the landscaping and hedgerow planting details shown on drawing number LSD/SP are acceptable, no development shall commence until further details/plans have been submitted to and approved in writing by the Local Planning Authority as follows:
 - A plan showing additional screen planting on or close to the western boundary of the site.
 - A schedule showing the numbers of each species to be planted, their spacings, and their size when planted.

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 order to protect the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty in accordance with the requirements of Policy ENV1 of the Ribble Valley Districtwide Local Plan.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site and to comply with Policy ENV14 of the Ribble Valley Districtwide Local Plan.

7. Prior to the first use of the dairy building hereby permitted, a scheme for the disposal of foul and surface waters shall have been installed in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory means of drainage, to prevent pollution and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

8. Prior to their installation on the building, precise details of the colour of the solar panels, including their surrounds shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the panels and their surrounds do not form an incongruous feature that would be detrimental to the appearance of the AONB and to comply with Policy ENV1 of the Ribble Valley Districtwide Local Plan.

7. APPLICATION NO: 3/2011/0928/P (GRID REF: SD 360572 437307)
ADVERTISEMENT CONSENT APPLICATION FOR THE INSTALLATION OF 3NO LTSB ILLUMINATED A1 MARKETING UNITS FITTED INTERNALLY TO THE FRONT AND SIDE ELEVATIONS AND THE INSTALLATION OF AN ILLUMINATED ATM TABLET ABOVE THE EXISTING CASH MACHINE AT LLOYDS TSB, 4 BERRY LANE, LONGRIDGE

GRANTED subject to the following condition(s):

1. This consent shall relate to the proposed advertisement signs as shown on drawing numbers D9543-401/A and D9543-004/A.

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

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

REASON: In the interests of visual amenity and in accordance with Policies G1 and S14 of the Ribble Valley Districtwide Local Plan.

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

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

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

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

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

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

8. APPLICATION NO: 3/2011/0976/P AND 3/2011/0977/P (GRID REF: SD 360624 437184)

FULL PLANNING APPLICATION FOR CONVERSION OF FORMER PUBLIC HOUSE INTO TWO DWELLINGS AND DEMOLITION OF THE REAR TOILET BLOCK TO CREATE A TERRACE, AND CONVERSION OF DETACHED STRUCTURE INTO A GARAGE (3/2011/0976/P) AND CONSERVATION AREA CONSENT APPLICATION FOR THE DEMOLITION OF REAR TOILET BLOCK TO CREATE A TERRACE AND THE CONVERSION OF DETACHED STRUCTURE INTO A GARAGE (3/2011/0977/P) AT THE WEAVERS ARMS PUBLIC HOUSE, MARKET PLACE, LONGRIDGE

RECOMMENDATION 1 (3/2011/0976/P): That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing no's 11-025/1100REVA and 1101REVA.

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

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

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

4. Prior to the first occupation of either of the two dwellings hereby permitted, the existing outbuildings shall have been converted into a garage in accordance with the submitted plans. Thereafter, this garage shall be retained permanently available for the garaging of cars in association with one of the dwellings; and shall not be used for any other purposes, such as domestic storage, that would preclude its use for the garaging of cars.

REASON: In order to limit the amount of on-street parking in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order, any future extensions, external alterations to the building, including any development within the curtilage as defined in the Schedule to the Order, Part 1, Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

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

6. Prior to the first occupation of either of the dwellings hereby permitted, the existing external steel staircase shall be demolished and removed from the site.

REASON: To comply with the terms of the application and in the interests of visual amenity in accordance with the requirements of Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

RECOMMENDATION 2 (3/2011/0977/P): That conservation area consent be GRANTED subject to the following condition(s):

1. This Consent shall relate to the demolition works and conversion of the existing building as shown on drawing no's 11-025/1100REVA and 1101REVA.

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

2. Prior to demolition works the applicant shall submit a programme of working in relation to the proposed demolition which shall include details of the maintenance of the site following the demolition.

REASON: In the interest of safeguarding visual amenity in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

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

9. APPLICATION NO: 3/2011/0981/P (GRID REF: SD 374711, 442245)
PROPOSED SINGLE STOREY REAR EXTENSION TO INCREASE RECEPTION AREAS AT KENDAL HOUSE CLINIC, 24 CHATBURN ROAD, CLITHEROE

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on the amended plans, received on the 28 March 2012, drawing numbers 1A and 2A.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending 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".

(Suzanne McFarlane spoke in favour of the above application).

(Councillors I Brown and J White returned to the meeting).

10. APPLICATION NO: 3/2011/1040/P (GRID REF: SD 360604 437396)
PROPOSED INSTALLATION OF THREE VODAFONE DUAL BAND ANTENNAS SET WITHIN EXISTING CHURCH TOWER BEHIND REPLACEMENT REPLICA GRP LOUVRES AND ASSOCIATED EQUIPMENT CABINET AND ANCILLARY WORKS AT CHURCH OF ST LAWRENCE WITH ST PAUL, CHURCH STREET, LONGRIDGE

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 consent shall relate to amended plans received on 16 February 2012, reference 200/7, 300/7, 601/7, 600/7 and 603/7.

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

3. Any works shall be carried out taking into account the bird breeding season – February to end of August, any birds found to be nesting within or on the outside of the church tower during any stage of the work shall not be disturbed, removed or harmed. If any nesting bird is so disturbed during the development, work shall cease until further advice has been sought from a licensed ecologist/RSPB/Swift Conservation representative. Also, in the event that any bats are found, disturbed or harmed during any part of the development, work shall cease until further advice has been obtained from a licensed ecologist.

REASON: To protect the bird and bat population from damaging activities and reduce or remove the impact of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

4. Prior to the commencement of development, precise details of the materials of the replacement louvres including their colour shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to protect the appearance and character of the listed building in accordance with the requirements of Policies G1, ENV16 and ENV19 of the Ribble Valley Districtwide Local Plan.

(Sarah Rainford spoke against the above application).

11. APPLICATION NO: 3/2011/1050/P (GRID REF: SD 368356 431564)
RESERVED MATTERS APPLICATION FOR THE DESIGN AND EXTERNAL APPEARANCE OF BUILDING, LANDSCAPE, BOUNDARY AND PARKING,

FOLLOWING OUTLINE CONSENT FOR THE ERECTION OF TWO DETACHED DWELLINGS (3/2011/0406/P) ON LAND AT WAVERLEY ROAD, RAMSGREAVE

The Senior Planning Officer reported comments from the Parish Council.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Reference No's 4187-1B, 4187-2A and 4187-3A.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15 February 2012.

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

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

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

5. The parking area for each of the two dwellings and the existing access track between the parking areas shall be appropriately paved in tarmac, concrete, block pavements, or other appropriate materials, prior to the occupation of the two properties. Details of the material to be used shall be submitted and approved in writing by the Local Planning Authority prior to its use.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwellings, any development within the curtilage or the erection of any fences/walls/gates as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not

be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the dwellings 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 of the Ribble Valley Districtwide Local Plan.

8. Prior to the commencement of the building development, full details of the proposed fencing to be used shall be submitted to and agreed in writing with the Local Planning Authority prior to its erection.

REASON: In the interests of visual amenity.

INFORMATIVES

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

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

2. 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.

12. APPLICATION NO: 3/2012/0002/P (GRID REF: SD 375184 438076)
PROPOSED REPLACEMENT DWELLING AT PEPPER HILL, WISWELL,
LANCASHIRE

The Senior Planning Officer commented on extra conditions which had been requested by the Council's Countryside Officer and the Highway Surveyor.

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 TRI-0791-01A, TI-0791-02, 4206-01, 4206-02, 4206-03, 4206-04A, 4206-05, 4206-06 and the Location 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 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 and ENV1 of the Ribble Valley Districtwide Local Plan.

4. 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.

5. 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.

6. No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Local Planning Authority Countryside Officer and Natural England. If such a use by bats of the

building is established a mitigation plan including appropriate protected species licence details, shall be submitted to the Local Planning Authority Countryside Officer and Natural England.

The actions, methods and timings included in the mitigation measures identified and the conditions of any Natural England Licence 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 shall cease until further advice has been obtained from a licensed ecologist.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

7. From the time of the first occupation of the dwelling hereby permitted, and thereafter in perpetuity, nothing shall be planted, erected, placed or allowed to remain within a visibility splay measured from a point 2.4m back from the carriageway edge at the centre of the access into the site to points on the nearside carriageway edge 40m in both directions.

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

INFORMATIVES

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.

13. APPLICATION NO: 3/2012/0019/P (GRID REF: SD 374397 441949)
LISTED BUILDING CONSENT TO CONVERT THE ROOMS ON THE GROUND, FIRST AND SECOND FLOORS INTO A RECEPTION AREA WITH OFFICES ON EACH OF THE FLOORS, INCLUDING ALTERATIONS TO THE SHOP FRONT AND SIGNAGE (LBC). 5 CHURCH STREET, CLITHEROE, LANCASHIRE

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 development as shown on plan drawing no's 2840/100, 2840/101 and 2840/200 (Proposed Attic/Basement and Ground/First/Second floor plans).

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 13 February 2012.

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

4. Details of the paint to be used to repaint the front and rear elevations of the building and to repaint the door and window frames, including make and colour, shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

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

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and PPS5 to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. The precise design, style, type and specifications of the proposed new external windows frames, glazing and doors to the rear elevation of the building (as indicated on drawing no. 2840/101), including materials to be used, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The new windows and doors shall be painted within one month of their installation and in accordance with details submitted with Condition 3.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

7. The permission does not granted approval for the replacement of any existing windows or doors within the front elevation of the building.

REASON: For the avoidance of doubt as the scheme did not include any further external alterations other than those indicated to the rear of the building.

8. A full working method statement relating to the works involved with the unblocking of the windows to the rear elevation, the removal of the wooden sheds to the rear, the levelling of the ground floor in the front entrance, the insertion of the new kitchen and toilet facilities at first floor and the careful removal of the partition walls, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: For the avoidance of doubt and in order to ensure that the works involve no loss or damage of historic fabric within the building and in order to safeguard the character and significance of the Listed Building. In accordance with Local Plan Policies G1, ENV19 and ENV20.

14. APPLICATION NO: 3/2012/0032/P (GRID REF: SD 374397 441949)
PROPOSED CHANGE OF USE FROM A GROUND FLOOR PHARMACY (USE CLASS A1) AND OFFICE SPACE ON THE FIRST AND SECOND FLOOR (USE CLASS B1) TO AN ESTATE AGENCY ON THE GROUND FLOOR (USE CLASS A2) AND OFFICE SPACE ON THE FIRST AND SECOND FLOOR (USE CLASS B1) WITH THE ATTIC AND BASEMENT TO BE USED FOR STORAGE OF ARCHIVE FILES AND GENERAL STORAGE. PARTIAL DEMOLITION TO THE REAR OF THE BUILDING. 5 CHURCH STREET, CLITHEROE, LANCASHIRE

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 development as shown on plan drawing no's 2840/100, 2840/101 and 2840/200 (Proposed Attic/Basement and Ground/First/Second floor plans).

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 13 February 2012.

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

4. Details of the paint to be used to repaint the front and rear elevations of the building and to repaint the door and window frames, including make and colour, shall have first been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

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

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

6. The precise design, style, type and specifications of the proposed new external windows frames, glazing and doors to the rear elevation of the building, including materials to be used, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. The new windows and doors shall be painted within one month of their installation and in accordance with details submitted with Condition 3.

REASON: In order to safeguard the character and significance of the Listed Building in accordance with Local Plan Policies G1, ENV19 and ENV20.

7. The permission does not granted approval for the replacement of any existing windows or doors within the front elevation of the building.

REASON: For the avoidance of doubt as the scheme did not include any further external alterations other than those indicated to the rear of the building.

8. A full working method statement relating to the works involved with the unblocking of the windows to the rear elevation, the removal of the wooden sheds to the rear, the levelling of the ground floor in the front entrance, the insertion of the new kitchen and toilet facilities at first floor and the careful removal of the partition walls, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

REASON: For the avoidance of doubt and in order to ensure that the works involve no loss or damage of historic fabric within the building and in order to safeguard the character and significance of the Listed Building. In accordance with Local Plan Policies G1, ENV19 and ENV20.

15. APPLICATION NO: 3/2012/0061/P (GRID REF: SD 360638 436829)
PROPOSED ERECTION OF A NEW DWELLING AND DETACHED GARAGE,
AND A REDUCTION OF EXISTING DOUBLE GARAGE TO A SINGLE GARAGE
TO FORM ACCESS AT PROSPECT COTTAGE, LOWER LANE, LONGRIDGE

The Senior Planning Officer reported to Committee that Longridge Town Council now objected to this proposal.

GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's GL19/23B, GL19/22D and GL19/15C.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 15 March 2012.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 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 amending, 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 and ENV16 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 amending, revoking or re-enacting that Order) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

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

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

8. Prior to the occupation of the new dwelling, the existing garage at Prospect Cottage shall be reduced in width as per the details shown on plan drawing GL19/23B.

REASON: In order to provide a satisfactory access to the site.

9. The widened driveway shall remain un-gated where it meets the highway boundary.

REASON: To permit vehicles to pull clear of the highway when entering the site and to assist visibility.

10. 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.

11. The actions, methods and timings included in the mitigation notes attached to the protected species survey dated the 2nd of September 2011 shall be adhered to and in the event that any bats are found 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.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Implications/Tree Constraints [T033/334/335/0337/0338/0339/0340/0341 & G1/2/3 inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be submitted and agreed in writing, implemented in full, a tree protection monitoring schedule shall also be submitted and agreed in writing. The local planning authority shall inspect all tree protection measures before any site works are begun.

The root protection zone shall be in accordance with the Root Protection Zones identified in the Tree Constraints report 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 Conservation Area are afforded maximum physical protection from the adverse affects of development. In order to comply with planning policies G1, ENV13 of the District Wide Local Plan, to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

13. Prior to the commencement of development, a plan showing the proposed finished ground floor level of the proposed dwelling in relation to existing ground levels on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with that approved plan.

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

INFORMATIVES

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.

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.

(Mark Ainsley spoke in favour of the above application. Jim Duckworth spoke against the above application).

16. APPLICATION NO: 3/2012/0098/P (GRID REF: SD 370344 435743)
PROPOSED INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING PRIVATE DWELLING HOUSE TO FORM SELF-CONTAINED GROUND FLOOR ONE-BEDROOM PRIVATE FLAT AT HILLOCK HOUSE, NORTHCOTE ROAD, LANGHO.

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 Nos. RH/320120098/01 in relation to the site location plan, 1004-04 in relation to the existing north-west elevation, 1004-09 in relation to the proposed north-west elevation, 1004-05 in relation to the existing south-west elevation, 1004-10 in relation to the proposed south-west elevation, 1004-01 in relation to the existing ground floor plan, 1004-06 in relation to the proposed ground floor plan, 1004-02 in relation to the existing first floor plan, 1004-07 in relation to the proposed first floor plan, 1004-03 in relation to the existing second floor plan and 1004-08 in relation to the proposed second floor plan.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in compliance with Policies G1, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

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

REASON: In the interests of the amenity of the area in accordance with Policies G1, ENV3 and H17 of the Ribble Valley Districtwide Local Plan.

17. APPLICATION NO: 3/2012/0184/P GRID REF: SD 360232 437647
PROPOSED FORMATION OF INDUSTRIAL LINK FROM UNIT 3 TO UNIT 4 AT
LAND TO THE REAR OF 90 BERRY LANE, LONGRIDGE, PR3 3WH

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 Drawing Number(s):

0341/93/05C – Proposed Site Plan
0341/93/20 E – Proposed Elevations
0341/93/10F – Proposed Floor Plans

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

3. No raw materials, finished or unfinished products or parts, crates materials, waste, refuse, or any other item shall be stacked or stored outside the industrial unit hereby permitted without the prior approval in writing of the Local Planning Authority.

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

4. No work, display or storage activities shall take place outside the building on the site.

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

5. Before the industrial use hereby permitted is first occupied or brought into use, the building shall be insulated in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding neighbouring residential amenities.

6. Any fixed plant and machinery installed and used in connection with the industrial unit hereby permitted shall be installed and acoustically insulated in compliance with BS4142.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of the safeguarding neighbouring residential amenities.

7. The industrial unit/ link building hereby permitted shall not be used outside the hours of 0800 to 1800 Monday to Friday, 0830 to 1230 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

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

18. APPLICATION NO: 3/2011/1033/P (GRID REF: SD 375234 442231)
PROPOSED CHANGE OF USE FROM A WAREHOUSE TO ALLOW A SMALL GYMNASIUM AT 6 LINCOLN PARK INDUSTRIAL ESTATE, LINCOLN WAY, CLITHEROE

The Senior Planning Officer reported to Committee comments from the landowner in relation to secure parking.

DEFERRED for further information relating to parking provision. To be reported back to a future meeting of the Planning and Development Committee.

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

19. APPLICATION NO: 3/2011/0776/P (GRID REF: SD 374078 437853)
OUTLINE PROPOSAL FOR RESIDENTIAL DEVELOPMENT OF LAND OFF
WHITEACRE LANE, BARROW, LANCASHIRE

The Senior Planning Officer referred to a paragraph within the report which he advised Committee should be ignored.

The Head of Regeneration and Housing gave his comments in relation to some of the issues raised in this particular application with regard to the NPPF, and that there was a need to look at schemes on their merits, and that the key considerations were how up to date the Local Plan policies are the scale, impact and sustainability of the development proposed. He advised that in looking at these factors, different proposals at different sites would bring their own individual circumstances into consideration. Whilst the approach to determining any application should be consistent, and accord with NPPF guidance, circumstances would differ and consequently the approval of the application as recommended in the report was not viewed as setting any general precedents.

DEFERRED AND DELEGATED to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months to deal with the matters of affordable housing, the financial contribution for wheeled bins and the imposition of the following conditions:

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 as shown on Plan Reference No's

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

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 18 November 2011.

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

3. This permission shall be read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested financial contributions toward wheeled bins and waste.

4. Detailed plans indicating,
 - a. the layout of the site,
 - b. the external appearance and scale of the dwellings,
 - c. the landscaping and boundary treatments,
 - d. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and
 - e. 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 Policies G1 and ENV3 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.

5. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed dwellings on site shall be at 8.2m only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. 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 Whiteacre Lane to points measured 60 metres in each direction along the nearer edge of the carriageway, 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.

7. The proposed access road from the site to Whiteacre Lane shall be constructed to a width of 5.5 metres and this width shall be maintained for a minimum distance of 5 metres measured back from the nearside edge of the carriageway, as per drawing number BS.11-028/02 Rev. C.

REASON: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

8. The recommendations included in the Phase 1 Habitat Survey Report [July 2011] Page 4 [4.1 – 4.7] survey shall be adhered to and in the event that any protected species are found or disturbed 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 bat population and other protected species from damaging activities and reduce or remove the impact of development, and to ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development in accordance with Policy ENV7 of the Local Plan.

9. The development hereby permitted shall not be commenced until details of the landscaping of the site, including details of tree/shrub type and species, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall recognise the landscape character of the area and include native tree/shrub mix and indicate their distribution on site.

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.

10. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural Impact Assessment dated the 29th of June 2011 [T1 Ash/T2 – Alder/T3 – Ash/G1 – Ash/G3 – Hazel/Holly/G3 – Ash/G4 – Poplar/H1 – Hawthorn/Elder inclusive] shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented prior to commencement of any part of the development. 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 all trees and hedgerows identified to be retained and considered to be of visual, historic or botanical value is 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.

11. If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

INFORMATIVES

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

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

2. 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.
3. This consent requires the 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 Lancashire County Council for further information.

4. Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the EA advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding. SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal that encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG)
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

The EA also recommend that the developer consider the following, as part of the scheme:

- Water management in the development, including, dealing with grey waters,
- Use of sustainable forms of construction including recycling of materials, and
- Energy efficient buildings

5. A separate metered supply to each unit will be required at the applicants expense and all internal pipe work must comply with current Water Supply (Water Fittings) Regulations 1999.

(David Bailey spoke in favour of the above application. Margaret Maher spoke against the above application).

20. APPLICATION NO: 3/2011/0784/P (GRID REF: SD 373573 437504)
OUTLINE APPLICATION FOR SIX DWELLINGS, FOUR 4/5 BEDROOM HOUSES AND TWO 1 BEDROOM BUNGALOWS FOR OVER 55'S. LAND AT OLD WHALLEY NURSERIES, LAMB ROW, CLITHEROE ROAD, WHALLEY, LANCASHIRE

The Chairman reminded Members of the comments of the Head of Regeneration and Housing on the previous application on the agenda with regard to precedent.

DEFERRED and DELEGATED to the Director of Community Services for approval subject to satisfactory completion of a Section 106 Agreement within a period of six months to deal with the matters of affordable housing, the financial contribution for wheeled bins and the imposition of the following conditions:

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.

2. The permission shall relate to the development as shown on Plan Reference 'Additional Details to Entrance' and 'Site 239 Garden Centre – Existing and Proposed'.

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

3. This permission shall be read in accordance with the Section 106 Agreement dated...

REASON: For the avoidance of doubt as the permission is subject to an agreement in relation to the low cost/affordable housing approved and the requested financial contributions toward wheeled bins.

4. Detailed plans indicating,

f. the access onto the site including sight lines,

g. the layout of the site,

h. the external appearance and scale of the dwellings,

i. the landscaping and boundary treatments,

j. parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, and

k. 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 Policies G1 and ENV3 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.

5. With reference to any future reserved matters application, and notwithstanding the details submitted with the application, the preferable maximum height of the proposed two storey dwellings on site shall be at 8.2m only.

REASON: In the interests of visual amenity and the potential impact upon the amenity of the occupiers of the adjacent neighbouring properties, in

accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

6. Any access point on the site shall provide a suitable visibility splay. 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 Whalley Road to points measured 90 metres in each direction along the nearer edge of the carriageway, 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.

7. If any tree felling or hedgerow removal is carried out during the bird -breeding season it shall be preceded by a pre-clearance nesting bird survey by an experienced ecologist/ornithologist. If nesting birds are found an exclusion zone shall be maintained around any occupied nest and these areas shall not be cleared until declared free of nesting birds by an ecologist/ornithologist.

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological database.

INFORMATIVES

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.

This consent requires the 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 Lancashire County Council for further information.

Surface water run-off can be managed through the use of sustainable drainage systems (SUDS), and the EA advocate their use. SUDS are a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands that attenuate the rate and quantity of surface water run-off from a site, and contribute to a reduced risk of flooding.

SUDS offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal that

encourages a SUDS approach. Further information on SUDS can be found in the following documents:

- Planning Policy Statement 25: Development & Flood Risk (DCLG)
- C522: Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA)
- Interim Code of Practice for Sustainable Drainage Systems (SUDS Working Group)

The EA also recommend that the developer consider the following, as part of the scheme:

- Water management in the development, including, dealing with grey waters,
- Use of sustainable forms of construction including recycling of materials, and
- Energy efficient buildings

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.

896 ITEMS DELEGATED TO DIRECTOR OF COMMUNITY SERVICES UNDER SCHEME OF DELEGATED POWERS

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

897 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2009/0279/P	Application to discharge condition No 3 (relating to storage and materials), condition No 4 (relating to the siting of the building) and condition No 5 (relating to landscaping of the site) of planning permission 3/2008/0700/P on land	Monks Contractors Ltd Myerscough Smithy Lane Mellor Brook
3/2010/0129/P	Application for discharge of condition No 2 (ecology, mitigation and enhancement), condition No 4 (details of walls, fences, gates), condition No 6 (sight lines and landscaping) and condition No 9 (materials) of planning permission 3/2009/0786/P	Pump House Dene Wood Trapp Lane Simonstone
3/2011/0894/P	Proposed 50KWp solar photovoltaic installation on two west facing roof slopes of the production building	Fort Vale Engineering Calder Park Simonstone Lane Simonstone

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2011/0910/P	Replacement of ground floor windows to the front and side elevations	Lloyds TSB 4 Berry Lane Longridge
3/2011/0913/P	Application for discharge of condition 2 (plan drawings), condition 5 (Section 106 Agreement), condition 7 (gable windows, block 1 and 2), condition 8 (access arrangements) and condition 11 (new road construction) of planning consent 3/2010/0054/P at rear	Primrose Mill Woone Lane Clitheroe
3/2011/0932/P	Application to vary condition no. 7 (occupancy period) of planning consent 3/2001/0197P, to allow the property to be let on a six-monthly basis	Crossfold House 1 Crossfold Grindleton
3/2011/0934/P (LBC)	Essential repairs and refurbishment of the historic libraries known as Bay Library, Square Library and Arundel Library	Stonyhurst College Hurst Green
3/2011/0935/P	Proposed installation of 1 no. Ecovo 10 KW wind turbine on 15m tower	Haggs Hall Farm Haggs Hall Fields Ramsgreave
3/2011/0939/P	Change of use of existing annexed barn to form self-contained holiday accommodation with internal and external alterations	Otter House 9 Mitton Road Whalley
3/2011/0963/P	Change of use of agricultural land to create a winter turn-out area/sand paddock for equine use	Lower Fold Stables Northcote Road Langho
3/2011/1018/P & 3/2011/1019/P	Change of use of barn to café and visitor centre. New internal door, alterations to boundary wall; provision of cycle stand and creation of new footpath	Stephen Park Dale Head Slaidburn
3/2011/1029/P	Replacement building to provide undercover storage for domestic equipment and secure storage	Gill House Moss Side Lane Thornley
3/2011/1038/P	Single storey rear extension and new garage	12 Meadow View Clitheroe
3/2011/1048/P	Proposed pumping station for new water supply	The Skaithe Slaidburn
3/2011/1076/P	Proposed two storey side/ rear extension	11 Clough Lane Simonstone

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0003/P	Proposed demolition and re-build of the old doctors surgery to create a two bed, self-contained holiday cottage with disabled access. Former Doctors Surgery	Root Farm Dunsop Bridge
3/2012/0018/P	Proposed change of use from B1 offices to A1 – Artist’s Studio, Exhibition Space and proposed Gallery	1 Swan Mews off Castle Street Clitheroe
3/2012/0026/P	Proposed new wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot on land adjacent	Foxfields Farm Stonyhurst
3/2012/0029/P	Roof over existing silage clamp phase 2 of a 2 phase application	Gregsons Farm Settle Road Newsholme
3/2012/0030/P	Roof over existing silage clamp – phase 1 of a phase 2 application	Gregsons Farm Settle Road Newsholme
3/2012/0031/P	Single storey sunroom and porch extension	Dove Cottage Whalley Road, Sabden
3/2012/0034/P	Proposed dormer windows to the front roofslope and single storey side extension	26 Whalley Road Langho
3/2012/0035/P	Application for the discharge of condition no. 3 (walls and roof details) and condition no. 4 (landscaping details) of planning consent 3/2011/0651/P	Meadowside York Lane Langho
3/2012/0036/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0037/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0038/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0039/P	Proposed agricultural livestock building	Lyme House Farm Thornley-with-Wheatley
3/2012/0045/P	Proposed extension to existing car park over the site of the redundant toilet block	42 King Street Whalley
3/2012/0046/P	Proposed conversion of barn to dwelling, creation of garden and siting of new sewage treatment plant	Lower Gills Wytha Lane Rimington
3/2012/0048/P	Proposed conversion of barn to dwelling, new garage and parking area, creation of garden and installation of sewage treatment plant	Barn at Bay Gate Farm Bolton-by-Bowland

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0050/P	Proposed single storey extension to the side of the property	18 Moorland Avenue Clitheroe
3/2012/0051/P	Construction of single storey conservatory to South face of existing two-storey dwelling (re-submission of application 3/2011/0656/P)	41 Dilworth Lane Longridge
3/2012/0054/P	Proposed extension of existing flat roofed first floor bedroom. Replacement of flat roof with new pitched roof. Removal of rear single storey porch and construction of external chimney breast and stack and addition of first floor balcony to rear elevation	Pear Tree Cottage Blackburn Road Ribchester
3/2012/0064/P	Temporary hard standing site compound and access track. Temporary fence and gate	Coat Rakes Slaidburn
3/2012/0068/P	Proposed loft conversion and installation of two Velux rooflight balconies and one Velux rooflight to southern roofslope	Ingleby Lower Lane Longridge
3/2012/0072/P	Amended re-submission of application 3/2011/0766 for proposed two-storey side extension with single storey extension to side and rear	47 Standen Road Clitheroe
3/2012/0085/P	Proposed entrance porch to front door of the property	9 Hereford Drive Clitheroe
3/2011/0088/P	Proposed extensions and alterations to side and front of existing dwelling, including attached garage, proposed dormers and demolition of existing garage/store	Brooklyn Back Lane Grindleton
3/2012/0102/P	Installation in ground of a domestic sewage treatment plant (a Klargester BioDisc BB) to replace an existing septic tank	Rooks Barn Tinklers Lane Slaidburn
3/2012/0105/P	Proposed conversion of existing garage and proposed link extension to form annex to existing dwelling	Tree Tops Whalley New Road Billington, Clitheroe
3/2012/0107/P	Proposed rear extension	24 Vicarage Lane Wilpshire, Blackburn
3/2012/0108/P	Proposed rear extension	22 Vicarage Lane Wilpshire, Blackburn

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0109/P	Repositioning and replacement of existing roof lights to rear roofslope	The Barn, Dean Top Whalley Road, Simonstone
3/2012/0110/P	Application for the discharge of condition no.3 (plan for vehicles to enter and leave in a forward gear), of planning consent 3/2009/0065P	Ivy Cottage, Burnley Road Gisburn
3/2012/0124/P	Application for the discharge of condition 4 (surface water regulation) and condition 5 (surface water drainage) of lp consent 3/2011/0662/P	Fort Vale Engineering Ltd Caldervale Park Simonstone Lane Simonstone
3/2012/0129/P	To remove glazing from two ground floor window frames and install two steel cowls painted to match the building	Whalley Telephone Exchange, Station Road, Whalley
3/2012/0170/P	Demolition of existing garage and relocation of garage, carport, home office/home hobby room and garden store in the North East corner of the site (Amended re-submission of planning permission 3/2011/0786/P)	Oak Farm Barn Longsight Road Clayton-le-Dale
3/2012/0171/P	Application for a non-material amendment to planning permission 3/2011/0917P, for the omission of windows on the South elevation of the garden room extension and an increase in the overall dimensions of the porch	16 Church Close Waddington
3/2012/0188/P	Application for the discharge of condition no's 7 (velux rooflights), 9 (materials) and 13 (foul drainage treatment) of planning consent 3/2011/0792/P	Old Joinery King Henry Mews Bolton-by-Bowland

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APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2009/0697/P	To modify/discharge the following condition 'to utilise a minimum of 60% of the floor space of the converted building, the subject of the development	Fell View, formerly barn at Baygate Bolton-by-Bowland	Policies G1, G5, ENV1, H15 and PPS3: Housing – a permission would be tantamount to
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	for business purposes		granting permission for the formation of a dwelling (without justification of an associated business use) in an unsuitable and unsustainable location contrary to advice in paragraph 69 of PPS3: Housing and the requirements of saved policies G5, H2 and H15 of the Local Plan.
3/2011/0789/P & 3/2011/0788/P	Conversion of barn to former residential dwelling	South Barn Bashall Hall Twitter Lane Bashall Eaves	The proposal would be unduly harmful to the character (including setting) of the listed barn and the setting of other listed buildings at Bashall Hall because of the insertion of conspicuous, incongruous and visually intrusive rooflights, the loss of important historic fabric (including original
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			walling), the unsympathetic form and treatment of openings and the unsympathetic treatment of the large and open interior. This would be contrary to Policies ENV20, ENV19, H17 and G1(a) of the Ribble Valley Districtwide Local Plan.
3/2011/0849/P	New detached garage, boundary wall, gates and hard landscaping	Great Mitton Hall Mitton Road Mitton	The proposal would be unduly harmful to the setting of the listed buildings (characterised by the close and harmonic juxtaposition of the church, hall and aisled barn) and the character of the area immediately adjacent to the Forest of Bowland Area of Outstanding Natural Beauty because the roadside walling and garage would be conspicuous,
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			incongruous (including the form of construction of the boundary wall) and visually intrusive. This would be contrary to Policies ENV19, G1 and ENV2 of the Ribble Valley Districtwide Local Plan.
3/2011/0874/P (LBC) & 3/2011/0873/P (PA)	Demolition of two outbuildings to be replaced with a link building and conversion of workshop to habitable accommodation	Black Hall Garstang Road Chipping	The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because the extension would be incongruous, visually intrusive, dominating of the historic build in materials and siting and suburban in form and will result in the loss of important historic fabric. This is contrary to Policies
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			ENV20, ENV19 and G1(a) of the Ribble Valley Districtwide Local Plan.
3/2011/0979/P	Replacement of the existing centre window at the rear elevation with one the same size as the original window, including re-positioning of the stone around the edges of the window and to replacement of the damaged header (like for like) with locally sourced stone	Higher Parkhead Cottage Accrington Road Whalley	The proposal would be unduly harmful to the character (including setting) and significance of the listed building because no information as to the provenance or detail of the window opening shown in the 1970s photograph has been submitted and this previous form would appear detrimental to the appearance of the prominent north-west elevation of the building.
3/2011/0998/P	New build storage building for animal feed, hay and implements including Solar PV panels on South facing roofslope	Wallbanks Farm Chipping Road Chaigley	Policies G1, G5 and ENV1 of the Districtwide Local Plan and the Council's adopted Supplementary Planning
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			Guidance on new agricultural buildings and roads – unjustified for agricultural purposes and appear as a domestic outbuilding which by its very nature would have a harmful effect on the landscape qualities of the area.
3/2011/1015/P	Proposed single storey link extension between existing house and outbuilding to create home office and art studio with alterations to the existing house	Hodder House Chipping Road Chaigley	G1, ENV1 & H17 – Detrimental visual impact upon the appearance of this traditional barn conversion and outbuilding to the visual detriment of the Forest of Bowland Area of Outstanding Natural Beauty.
3/2011/1079/P	Two-storey side extension, flat-roofed dormer to rear elevation and two piked dormers to front elevation and single storey rear extension at	3 Redwood Drive Longridge	G1, H10, SPG – Dominant extensions to the visual detriment of the property and street scene and
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			harmful to the amenity of neighbouring residents as a result of loss of privacy and overlooking.
3/2012/0012/P	Proposed demolition of a single storey extension to be replaced with a two-storey extension at	11 Manor Avenue Ribchester	G1, H10, SPG – Dominant extension to the visual detriment of the property and harmful to the amenity of neighbouring residents as a result of the overbearing nature of the development and resultant loss of light.
3/2012/0013	Proposed demolition of the existing single storey extension to be replaced with a two-storey extension	12 Manor Avenue Ribchester	G1, H10, SPG – Dominant extension to the visual detriment of the property and harmful to the amenity of neighbouring residents as a result of the overbearing nature of the development and resultant loss of light.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0040/P (LBC) & 3/2012/0041/P	Demolition of existing dilapidated modern extension and replacement with a similar size store and glazed orangery with modest internal alteration to the kitchen	Browsholme Cotes Clitheroe Road Cow Ark	The proposal would be unduly harmful to the character (including setting) of Browsholme Cotes, the setting of Browsholme Hall and the significance of the historic designed landscape heritage asset because of its prominence, size, dominant form, obscuring of architectural detail and loss of important historic fabric. This would be contrary to Policies ENV20, ENV19 and G1 of the Ribble Valley Districtwide Local Plan and Supplementary Planning Guidance 'Extensions and Alterations to Dwellings'.
3/2012/0056/P	Proposed single storey garden/dining room extension. Erection of open porch canopy	Pendle Cottage Whins Avenue Sabden	G1, ENV1, ENV16, H10 and Councils SPG "Extensions and Alterations
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			to Dwellings” – Inappropriate size, design and siting resulting in a visually dominant extension to the detriment of the character and significance of the main property, the appearance of the Conservation Area and the Area of Outstanding Natural Beauty.
3/2012/0097/P	Extension to gable	Lower Greenbank Barn Whalley Road Sabden	Policies G1, ENV1, and H17 of the Districtwide Local Plan by virtue of a design that is unsympathetic to the original form and character of the building. Approval would thus be detrimental to the building's historic fabric and the visual amenities of the Area of Outstanding Natural Beauty.

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SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	Ongoing negotiations in relation to contribution issues
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0247P	Land off Chapel Close Low Moor, Clitheroe	13/10/11 9/2/12	54	Ongoing negotiations with LCC and applicant
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0541P	Dilworth Lane/Lower Lane Longridge	10/11/11	49	Not Signed yet With applicants solicitor
3/2011/0482P	Brown Leaves Hotel Longsight Road Copster Green	8/12/11	18	About to be signed
3/2011/0837P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	Not Signed yet With applicants solicitors
3/2009/1011P	Land adj Petre House Farm Whalley Road, Langho	4/2/10	24	Decision 12/3/12
3/2011/0129P	Victoria Mill Watt Street, Sabden	14/7/11 8/12/11	70	Decision 15/3/12
Non Housing				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

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APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2010/0719 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	-		APPEAL ALLOWED 26.3.12

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0205 & 0206 D	25.10.11	Mr D Outhwaite-Bentley Retrospective application for extensions and alterations at the dwelling and rear patio and decking walkways Mellor Lodge Gatehouse Preston New Road Mellor	WR	—	Site visit 2.4.12 AWAITING DECISION
3/2011/0582 Non-determination	9.11.11	Mr & Mrs A J & J P Miller Outline application for the erection of two detached dwellings with detached garages (Resubmission of 3/2010/1013P) 46 Higher Road Longridge	WR	—	APPEAL DISMISSED 13.3.12
3/2011/0641 D	14.12.11	Mr & Mrs Mark & Victoria Haston Carr Meadow Barn Carr Lane Balderstone	WR	—	APPEAL DISMISSED 2.3.12
3/2011/0245 D	14.12.11	Mr & Mrs A O'Neill Proposed conversion of existing offices above a shop into 2no. flats. (Change of use from class A2 to class C3) 18-20 Berry Lane Longridge	WR	—	APPEAL DISMISSED 26.3.12 (in relation to uPVC windows and door) APPEAL ALLOWED 26.3.12 (in relation to conversion of existing offices, removal of chimneystack and installation of new roof light to rear)

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0508 D	14.12.11	Mr & Mrs A O'Neill Proposed change of use of the existing offices above a shop from class A2 to form two flats (class C3). Re-submission of planning application 3/2011/0245P 18-20 Berry Lane Longridge	WR	—	APPEAL DISMISSED 26.3.12 (in relation to uPVC windows) APPEAL ALLOWED 26.3.12 (in relation to conversion of existing offices, installation of timber entrance door and new roof light in rear)
3/2011/0481 D	19.12.11	Huntroyde Estate Demolition of the stone building and piggeries Dean Farm Sabden	WR	—	APPEAL ALLOWED 12.3.12
3/2011/0578 D	11.1.12	Mr M Vaughan Proposed erection of a single storey side extension on the existing patio to form a new study Austin House Malt Kiln Lane Chipping	Householder appeal	—	AWAITING DECISION
3/2011/0820 D	12.1.12	Mr S Davenport Application for the removal of condition no.15 (length of occupancy), of planning consent 3/2006/0836P to allow the house to be used as permanent residential accommodation Butchers Laithe Knotts Lane Tosside	WR	—	Awaiting site visit

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 O	17.1.12	Mr & Mrs Myerscough Outline application for the erection of a country house hotel and spa Land adjacent to Dudland Croft Gisburn Road Sawley	WR	—	Awaiting site visit
3/2011/0937 D	1.2.12	Mr R McDonald Proposed installation of a 4Kw black edged solar PV system to the rear-facing South roof slope of the dwelling Kezmin House Hothersall Lane Hothersall	Householder appeal	—	APPEAL DISMISSED 13.3.12
3/2011/0103 D	13.2.12	Mr Robert Townson Proposed erection of a wind turbine on a 43m tower for the farm use and as a farm diversification project. The output is 330Kw Westby Hall Farm Burnley Road Gisburn	WR	—	Awaiting site visit
3/2011/0982 D	15.2.12	Mr David Huyton Proposed construction of a two-storey side extension to existing house to provide living room, utility/W.C. to ground floor and master bedroom suite to first floor (Resubmission of 3/2011/0295P) 33 Victoria Court Chatburn	Householder appeal	—	AWAITING DECISION
3/2011/0624 D	17.2.12	Mr Ken Dobson Fit secondary glazing (Listed Building Consent) Vicarage House Vicarage Fold Wiswell	WR	—	Awaiting site visit

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0498 O	21.2.12	Mr & Mrs Allison Demolition of all buildings on site (existing house, kennels and various outbuildings) and erection of a new dwelling incorporating a bed and breakfast business The Eaves Pendleton Road Wiswell	WR	—	APPEAL WITHDRAWN 22.3.12
3/2011/0620 D	21.2.12	Mr Simon Waller 18 PV panels on the South facing roof above the existing roof, inverter and wiring on the inside of the building Root Hill Estate Yard Whitewell Road Cow Ark	WR	—	Awaiting site visit
3/2011/0488 D	12.3.12	Mr G Garnett Proposed erection of a single garage within the curtilage of an existing building/dwelling house The Hey Barn Back Lane Newton	Householder appeal	—	Notification letter sent 15.3.12 Questionnaire sent 19.3.12 AWAITING DECISION
3/2011/0653 D	13.3.12	E Smith Proposed erection of a detached two-storey timber building within garden area to create studio at ground floor and storage at first floor 10 Longridge Road Hurst Green	Householder appeal	—	Notification letter sent 15.3.12 Questionnaire sent 19.3.12 AWAITING DECISION
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Notification letter sent 23.3.12 Questionnaire sent 29.3.12 Statement to be sent by 26.4.12

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0851 D	27.3.12	Mrs Sarah Roundell Proposed rear second floor extension and detached single garage to the rear Houghton Farm Cottage Osbaldeston Lane Osbaldeston	Householder appeal	—	Notification letter sent 30.3.12 Questionnaire sent 3.4.12 AWAITING DECISION

(Councillor White declared an interest in the next item of business and left the meeting)

901 PROPOSED CONSULTATION ON EXTENSION TO LONGRIDGE CONSERVATION AREA AT STONEBRIDGE MILL

Committee considered a report which sought Member agreement to a limited public consultation exercise on a proposed extension to Longridge Conservation Area at Stonebridge Mill. The idea of including Longridge Mill in Longridge Conservation Area had been initiated by Longridge Town Council and Longridge Heritage Committee in their response to the Longridge Conservation Area Appraisal and review which had been reported to Committee in April 2007. Following extensive public consultation the present Conservation Area boundary, which encompassed Stonebridge Mill had been designated by the Borough Council in May 2008. The report referred back to a report which had been submitted to Committee in 2008 and considered the whole question of the survival of textile mills in Longridge and their industrial, architectural and historical significance.

The report made reference to the recent Lancashire Textile Mills Rapid Assessment Survey and the identification of Stonebridge Mill as one of 50 mills (from 619 surviving in the country) to be examined in detail.

The report also made reference to the Pennine Lancashire North Light Weaving Shed Study 2010, which provided a practical guide to those involved in the conservation and development of the unique north light weaving sheds. The study made a number of suggestions on how these weaving sheds could be preserved.

Councillor K Hind was also given permission to address the Committee and he supported the aims of Mrs Carefoot in this matter.

Committee then discussed at some length the relative merits of preserving the buildings of important industrial heritage with the need for the adjacent landowners to expand and protect their business and workforce for future generations.

RESOLVED: That

1. Committee agree to the undertaking of a limited consultation exercise in regard to the proposed extension of Longridge Conservation Area at Stonebridge Mill;
2. Committee agree that the results of this consultation exercise be reported to the next meeting of Planning and Development Committee to be held on 24 May 2012; and
3. an accompanied site visit be arranged for Members to acquaint themselves with the site.

(Councillor White returned to the meeting).

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

902 SUGGESTED EXTENSION TO LONGRIDGE CONSERVATION AREA AT HIGHER ROAD

The report sought Member approval to not pursuing the extension of the Longridge Conservation Area at Higher Road. It traced the growth of the Longridge Conservation Area which had been set up in 1979 through various extensions to its area in 2003 and the designation of five extensions in May 2008. Members had authorised the designation of a further two extensions at Stonebridge Mill and Crumpax Farm, also in 2008.

In November 2011, a further request had been received to include land adjacent to the Conservation Area at Higher Road. Committee were asked to consider the context of Policy ENV16 and ENV19 and planning application material consideration relating to views into/out of and the setting of the conservation area and the setting of the listed buildings at Club Row, which had a bearing on this matter. They were also asked to consider the implications of a recent planning appeal in relation to Higher Road, Longridge.

Members then discussed the report in some detail.

RESOLVED: That Committee agree to not pursuing the extension of Longridge Conservation Area at Higher Road, Longridge.

(Councillor Rogerson returned to the meeting).

903 FORMER RIDINGS DEPOT AND LAND NORTH AND SOUTH OF WHITTINGHAM LANE, LONGRIDGE – CONSULTATION FROM PRESTON CITY COUNCIL

Councillor Hind was given permission to address Committee on this matter. Committee received a report asking them to consider the Council's response to a proposed development in a neighbouring authority.

The Council had been consulted by Preston City Council on a planning application for significant mixed use development adjacent to the borough boundary at Longridge.

Members were reminded that Committee had previously considered the site in June 2011 when a previous proposal was submitted for the site – planning application 3/2011/0344 refers.

Councillor White raised a query with regard to affordable housing. The Chairman asked the Head of Regeneration and Housing to raise the issue as a separate matter with Preston City Council.

The report commented that there was little change between the two proposals as the same matters were again outlined within this report. The proposal was for a mixed use scheme including up to 200 residential units, office space, leisure uses, residential apartments with care and open space. The site lies adjacent to the Ribble Valley boundary to the west of Longridge on land that comprises areas previously developed with established employment uses and Greenfield land. The site would have impacts upon Longridge which would be anticipated to provide service facilities for residents. It was considered important given the current lack of readily available employment land in the Ribble Valley to serve Longridge to be satisfied that the proposed employment provision was adequate to mitigate against loss of the existing employment uses on the site and the future opportunity to develop or redevelop these sites further.

RESOLVED: That Committee agree that the Director of Community Services advise Preston City Council that Ribble Valley Borough Council raises no policy objections to the proposal but that the matters set out in Section 3 and 4 of this report are taken into consideration when determining the application.

904 APPEAL DECISIONS

- a) 3/2011/0557/P – development of land without complying with a condition subject to a previous planning permission granted at Burons Laithe, Horton – appeal allowed.
- b) 3/2011/0641/P – equine storage building at Carr Meadow Barn, Carr Lane, Balderstone – appeal dismissed.
- c) 3/2011/0937/P – installation of 4kw black edged solar PV system to the rear south facing roof of the property Kezmin House, Hothersall Lane, Hothersall – appeal dismissed.
- d) 3/2011/0481/P – demolition of stone building and piggeries at Dean Farm, Sabden – appeal allowed.
- e) 3/2011/0582/P – erection of two detached dwellings with detached garages at 46 Higher Road, Longridge – appeal dismissed.

- f) 3/2010/0719/P – 270 residential dwellings, a doctors surgery, landscape, open space, highways and associated works at land off Henthorn Road, Clitheroe – appeal allowed with conditions.

905

PLANNING APPEAL AT CHATBURN OLD ROAD, CHATBURN

Committee received an update report in relation to the request to appoint planning consultants in connection with the forthcoming planning appeal against the refusal by Ribble Valley Borough Council to housing at Chatburn Old Road, Chatburn.

Following a verbal report by the Head of Planning Services on 25 May 2011, the Planning and Development Committee had agreed to engage a specialist mineral planning consultant to defend the Council's case. They were advised that the appeal was likely to be a written representation procedure.

The Head of Planning Services and the Chairman of Planning and Development Committee had met informally with representatives of Castle Cement to advise the likely appeal. It was clear from that meeting that they themselves would employ consultants and make their own written representation submission at the appeal stage.

The Head of Planning Services had approached various consultants and had one expression of interest from the Mineral Planning Group. They had indicated a cost of £3,800 plus VAT and expenses to act for Ribble Valley in connection with the written representation appeal. They had also stated that should the appeal go down the route of a public inquiry, this would significantly alter the fee quoted.

The meeting closed at 9.28pm.

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