

## Minutes of Planning and Development Committee

Meeting Date: Thursday, 21 June 2012 starting at 6.30pm  
Present: Councillor R E Sherras (Chairman)

Councillors:

S Bibby	G Mirfin
I Brown	D Taylor
S Carefoot	M Thomas
T Hill	R Thompson
B Hilton	J White
J Holgate	A Yearling
S Knox	

In attendance: Chief Executive, Head of Planning Services, Head of Regeneration and Housing and the Senior Planning Officer.

Also in attendance: Councillors K Hind, K Horkin, A Knox and M Robinson.

### 123 APOLOGIES

A apology for absence from the meeting was submitted on behalf of Councillor J Rogerson.

### 124 MINUTES

The minutes of the meeting held on 24 May 2012 were approved as a correct record and signed by the Chairman.

### 125 DECLARATIONS OF INTEREST

The following Councillors declared an interest in the respective planning applications:

- Councillor S Carefoot declared an interest in application 3/2012/0363/P.
- Councillor S Bibby declared a non-pecuniary interest in application 3/2011/0277/P.
- Councillor S Knox declared an interest in application 3/2011/1064/P.
- Councillor I Brown declared an interest in application 3/2012/0277/P.

### 126 PUBLIC PARTICIPATION

There was no public participation.

127 REFERENCES FROM OVERVIEW AND SCRUTINY COMMITTEE

There were no references from Overview and Scrutiny Committee.

128 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2011/0883/P (GRID REF: SD 374347 441709)  
PROPOSED RETROSPECTIVE CONSENT FOR CHANGE IN EXTERIOR PAINT TO SHOP FRONT AND FASCIA (CONCRETE GREY). PROPOSED EXTERIOR SIGN TO BE FLAT VINYL TEXT (WILLOW TREE) PLACED DIRECTLY ON TO EXISTING FASCIA AND REMOVABLE NON-SLIP FLOORING COVERING A SMALL PROPORTION OF FOOD PREPARATION AREA AT 3 MOOR LANE, CLITHEROE

GRANTED.

2. APPLICATION NO: 3/2012/0052/P (GRID REF: SD 360638 436829)  
PROPOSED CONSTRUCTION OF A NEW DETACHED TRIPLE GARAGE WITH OFFICE SPACE ABOVE. RE-SUBMISSION OF APPLICATION 3/2011/0654/P. 41 DILWORTH LANE, LONGRIDGE, LANCASHIRE, PR3 3ST.

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. 045 - 002GP - Revision 03.

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

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order amending, revoking or re-enacting that Order) any future extensions and/or alterations to the building 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 H10 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) 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”.

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 investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site as required by guidance contained within the NPPF.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order amending, revoking or re-enacting that Order) there shall not at any time in connection with the development hereby permitted, 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 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Dilworth Lane to points measured 50m in each direction along the nearer edge of the carriageway of Dilworth Lane, from the centre line of the access, and shall be constructed and maintained at verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility at the street junction or site access.

8. No part of the development shall be commenced until all the highway works have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to enable all construction traffic to enter and leave the premises in a safe manner without causing a hazard to other road users.

9. The widened driveway shall remain un-gated where it meets the highway boundary, unless otherwise agreed in writing with the Local Planning Authority.

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

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

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 plan 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 and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. 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 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 without prior written consent, which will only be granted when the local authority is satisfied that it

is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development and in order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development. In order to comply with Policies G1 and ENV13 of the District Wide Local Plan.

13. For the avoidance of doubt, permission is granted for the removal of the tree highlighted as T1 within the recently imposed Tree Protection Order at 41 Dilworth Lane, Longridge, Ref 7/19/3/186. No other trees within this Order shall be removed.

REASON: For the avoidance of doubt and in order to ensure that any other trees included in a Tree Protection Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse effects of development and in order to ensure that trees of visual amenity/botanical/historical value are protected against adverse effects of the development.

#### INFORMATIVES

1. The applicant's attention is drawn to the consultation response received from the County Archaeological Service, a copy of which is attached to the decision notice. With regard to condition 6 above, the developer should contact Mr P D Iles, Lancashire Archaeology Service, Lancashire County Council, Environment Directorate, Guild House, PO Box 9, Cross Street, Preston PR1 8RD. Telephone number 01772 261551. Fax 01772 264201.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

(Councillor K Hind was given permission speak on the above application).

3. APPLICATION NO: 3/2012/0219/P (GRID REF: SD 377407 433189)  
PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT 1,265M<sup>2</sup> WATER EXTRACTION, BOTTLING AND STORAGE FACILITY INCLUDING ANCILLARY OFFICES, WELFARE FACILITIES AND

THE CONSTRUCTION OF A NEW ACCESS, VEHICLE PARKING AND ALL ASSOCIATED ENGINEERING WORKS AT ALTHAM PUMPING STATION, BURNLEY ROAD, SIMONSTONE

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 TRI-0815-04A, 05 and 06A.

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 commencement of development, a detailed scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority.

REASON: To ensure that the final details of the access are acceptable in the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from construction works

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

6. Prior to the first use of the building hereby permitted, the new vehicular access into the site; the parking spaces and associated manoeuvring areas; the internal road along the southern side elevation of the building; and the rear service yard shall all have been provided to the satisfaction of the Local Planning Authority in accordance with the details shown on drawing no TRI-815-04B. Thereafter, these facilities shall be permanently maintained clear of any obstruction to their designated purpose to the satisfaction of the Local Planning Authority.

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

7. All deliveries and dispatch shall utilize the rear service yard and the approved roller shutter door in the rear (northwest) elevation of the building.

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

8. Deliveries to the building and the dispatch of goods from the building shall only take place between 0800 hours and 1800 hours on any day.

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

9. No additional doors, windows or other openings shall at any time be formed in the front (southeast) elevation of the building 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.

10. Prior to the commencement of development, details of noise insulation measures to be incorporated into the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall then be fully implemented to the satisfaction of the Local Planning Authority prior to the first use of the building.

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

11. Prior to the first use of the building, an acoustic fence shall have been erected on or close to the boundary between the front elevation of the building and the two adjoining residential properties, in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

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

12. Prior to the commencement of development, a Phase II ground investigation shall be carried out in accordance with the recommendation at Section 6 of the Phase I Appraisal (Desk Study) Report dated November 2011 that was submitted with the planning application. In the event that this site investigation confirms that need for remedial works (which could include a need to treat areas of shallow mine workings to ensure safety and stability of the proposed development) these works shall also be carried out prior to the commencement of development.

REASON: In order to ensure a satisfactory and safe development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

13. The recommendations (5.1-5.4 inclusive) included in the Protected Species Survey Report dated 27 October 2011 that was submitted with the application, shall be fully adhered to and, in the event that any bats are found or disturbed during any part of the development, all work shall cease until further advise has been obtained from a licensed ecologist.

REASON: In order to protect the bat population from the potentially damaging activities of development and to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

14. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees growing along the north east boundary shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, Demolition & Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

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

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

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

REASON: In order to ensure that any trees affected by the development are afforded maximum physical protection from the potential adverse affects of

development and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

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

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

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

NOTE(S):

1. The proposal involves the abstraction of water from existing boreholes on site. If the applicant intends to abstract more than 20m<sup>3</sup> of water per day from a surface water source (eg stream or drain) or from underground strata (via borehole or well) for any particular purpose, an Abstraction Licence will need to be obtained from the Environment Agency. There is no guarantee that a licence will be granted as this would be dependent upon available water resources and existing protected rights. The applicant is advised to contact Simon Gebbett (01925 542893) in order to discuss these proposals further.

In relation to the demolition of the existing building and construction of a replacement building, the Environment Agency recommends that the developer considers 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.
  - Energy efficient buildings.
2. The applicant is advised that, under The Coal Industry Act 1994 any intrusive activities, including the initial site investigation boreholes, and/or any subsequent treatment of coalmine workings/coalmine entries for ground stability purposes require the prior permission of The Coal Authority, as such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass with the potential for court action.

Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website.

3. The applicant is advised to contact this Council's Environmental Health Department at an early stage in order to discuss the requirements of the Food Hygiene (England) Regulations 2006, Regulation (EC) 852/2004 and the Natural Mineral Water, Spring Water and Drinking Water (England) Regulations 2007.
4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Brian Eagle, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT on 01254 770960 or [customerserviceeast@lancashire.gov.uk](mailto:customerserviceeast@lancashire.gov.uk)
5. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

4. APPLICATION NO: 3/2012/0225/P (GRID REF: SD 369006 434223)  
ALL-WEATHER FOOTBALL PITCH WITH ASSOCIATED WORKS AT LANGHO FOOTBALL CLUB, DEWHURST ROAD, LANGHO, BB6 8AF

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 11336-03-003-Rev.1, 11336-03-004-Rev.1, 11336-03-005-Rev.1, 11336-03-006-Rev.1 and Read/505/1285/02.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 22 May 2012.

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

4. The floodlights hereby permitted shall not be used outside of the hours 0900 to 2200 Monday to Saturday, and 0900 to 2000 on Sundays, unless otherwise agreed by the Local Planning Authority.

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

5. No development shall commence until details of the design and layout of the Artificial Grass Pitch have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.

REASON: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy G1.

6. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, the root protection/construction exclusion zones for all trees identified in the tree impact and protection report [Bowland Tree Consultancy Ltd, dated the 2<sup>nd</sup> of February 2012 [T1 – T22/G1/G2 inclusive] shall be protected in accordance with BS5837 2012 [Trees in Relation to Design, Demolition & Construction]

Details of all tree protection measures shall be agreed in writing and implemented under the supervision of a qualified Arboriculturalist in liaison with the Countryside/Tree Officer for Ribble Valley Borough Council.

A tree protection-monitoring schedule shall be submitted, agreed in writing and monitored by the local planning authority. The local planning authority will inspect all tree protection measures before any site works are begun.

The root protection/construction exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site, including soil/spoil and rubble.

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

No tree works shall be implemented without the local planning authority's prior written consent. All tree works shall be in accordance with BS3998 2010 for tree work, and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in the Langho Tree Preservation Order benefit from maximum physical protection from the potential adverse effects of the development. In order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

In order to ensure that trees of visual amenity value are protected against adverse affects of the development.

#### 7. TEMPORARY ACCESS TRACK

The temporary maintenance access shall be constructed above existing ground level between trees T4 and T6, using load bearing ground plate type protection method on woodchip spread onto ground below plates. The details shall be submitted for approval in writing and shall be constructed, with out excavations, soil stripping or site grading under the supervision of a qualified arboriculturalist in liaison with the local authority's Countryside/ Tree Officer.

#### SERVICE TRENCH

The service trench shall be constructed between tree T1 and T23/G1 in accordance with Paragraph 11.3 of BS5837 Trees in Relation to Construction [Principles of avoiding root damage during construction] under the supervision of a qualified arboriculturalist in liaison with the local authority Countryside/Tree Officer. The details/method statement for this work shall be submitted to and approved by the local planning authority.

#### PERMANENT PEDESTRIAN PATH

On completion of the service trench the permanent pedestrian access path shall be constructed using a two dimensional grid/three dimensional load spreader and fill Geo-grid system, the details of which shall be submitted for approval and constructed under the supervision of a qualified arboriculturalist in liaison with the local authority Countryside /Tree Officer.

REASON: In order to prevent root damage and ground compaction near to trees protected by a tree preservation order, to ensure the long-term survival of trees under which an access road/path cannot be avoided.

In order to maintain an established healthy Rhizosphere thereby safeguarding the long-term survival of protected trees.

8. Land drainage or subsoil drainage water must not be connected into the public sewer system directly or by way of private drainage pipes. It is the developers' responsibility to provide adequate land drainage without recourse to the use of the public sewer system.

REASON: To ensure a satisfactory means of drainage in accordance with Local Plan policy G1.

9. As stated in drawing 11336-03-005 the surface water must discharge to Park Brook Water course. Surface water from this development will not be permitted to connect to the public network.

REASON: To ensure a satisfactory means of drainage in accordance with Local Plan policy G1.

## INFORMATIVES

The applicant is advised that the design and layout of the Artificial Grass Pitch should comply with the relevant industry Technical Design Guidance, including guidance published by the National Governing Bodies for Football, the Football Association.

Particular attention is drawn to: 'Artificial Grass Pitches' published by the Football Foundation <http://www.footballfoundation.org.uk/apply/facilities-grants/facilities-grant/help-with-your-application/technical-guidance/>

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

5. APPLICATION NO: 3/2012/0272/P (GRID REF: SD 373450 439471)  
PROPOSED NEW BUILD HOLIDAY COTTAGE DEVELOPMENT AT STANDEN HEY TO CREATE 2 NO. HOLIDAY COTTAGES. DEMOLITION OF RUINED FORMER CART SHED AND GRANARY. RE-SUBMISSION OF PLANNING APPLICATION 3/2011/0793/P. STANDEN HEY, WHALLEY ROAD, CLITHEROE, LANCASHIRE, BB7 1PP

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 Cow/414/1275/10, Cow/414/1275/11 and Cow/414/1275/13

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

3. Precise specifications or samples of all walling and roofing materials (including garden walls) and details of the proposed fenestration and doors (including materials) 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 ENV3 of the Ribble Valley Districtwide Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order 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 ENV3 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) the building shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

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

6. for the avoidance of doubt, the curtilage for these two holiday lets shall be that land outlined in red on the proposed plan, drawing no. Cow/414/1275/10.

REASON: For the avoidance of doubt, and in the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

REASON: In order to comply with Policies G1, G5, ENV3 and RT1 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

8. The car parking spaces shall be marked out and made available (in accordance with the approved plan), before the use of the premises hereby permitted becomes operative.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

9. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

## NOTES

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 9 in the parish of Pendleton abuts the site.
2. 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.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Agency is normally required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The foul drainage system should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater. Establishments of this nature can cause problems when connected to a septic tank. The applicant would be advised to consider the use of a package sewage treatment plant for preference. All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewerage systems.

4. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS6297:1983, there shall be no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10m of any ditch or watercourse or within 50m of any well, borehole or spring.
5. 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.

(Mr Hoerty spoke in favour of the above application. Olivia Berry spoke against the above application).

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

6. APPLICATION NO: 3/2012/0277/P (GRID REF: SD 375039 442594)  
PROPOSED ERECTION OF NEW SPORTS HALL AND REORIENTATION OF  
EXISTING TENNIS COURTS AT CLITHEROE ROYAL GRAMMAR SCHOOL,  
CHATBURN ROAD, CLITHEROE

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with plan reference numbers L116A; L112; L113 and revised siting plans L17a and L114B.

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

3. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural / tree survey [ID.No1.01-Birch/1.02-Birch/1.03-Sorbus/1.04-Willow/1.05-NorwayMaple/1.06-NorwayMaple /2.01-Lime/2.02-Lime/2.03-Hawthorn/2.04-Ash inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full.

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

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

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

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

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/ Conservation area/considered to be of

visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan.

In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

4. This permission shall relate to the proposal and be in full accordance with the bat survey dated 6 June 2012.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population

To protect the bat population from damaging activities and reduce or remove the impact of development.

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

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

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

6. 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 and the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings”.

7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from construction works
- (viii) Commencement and finishing hours of the construction activity.

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

8. The use of the sports hall in accordance with this permission shall be restricted to the hours between 0830 and 1830 on weekdays and 0830 to 1330 on Saturdays and there shall be no operation on Sundays or bank holidays.

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

9. The site must be drained on a separate system, with only foul drainage connected into the combined sewer. Surface water must discharge to either soakaway/SUDS to the nearby pond or directly to the watercourse and may require the consent of the local authority. Surface water should not be allowed to discharge to the public sewerage system because we have known flooding issues immediately downstream of the site and any additional surface water discharge would compound the issue.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of Ribble Valley District Wide local Plan.

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

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of Ribble Valley District Wide local Plan.

11. Notwithstanding the submitted materials shown on the plans, precise details of materials shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented to their satisfaction.

REASON: The Local Planning Authority shall retain effective control over the development and to ensure that materials are sympathetic to the local environment.

12. There shall be no external floodlighting on the proposed building or the tennis courts without prior written consent of the Local Planning Authority.

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

#### NOTE

In relation to the landscaping condition, the applicant is requested to discuss the precise nature of the landscaping at an early stage with the Local Planning Authority with the purpose to soften the impact of the development as well as have an element of effective screening.

(Councillor I Brown returned to the meeting).

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

7. APPLICATION NO: 3/2012/0363/P (GRID REF: SD 360062 437234)  
APPLICATION TO VARY CONDITION NO. 2 OF PLANNING PERMISSION 3/2009/0646/P SO THAT THE CONDITION IS AMENDED TO INCLUDE DRAWING NO. 0914/04D (TO ADD A THIRD BEDROOM TO APARTMENT NO. 11) AT 11 BOBBIN MILL TERRACE, VICTORIA STREET, LONGRIDGE

GRANTED and that Condition 2 be varied to read:

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26 of November 2009, and indicated on Plan Reference no's 0914/01, 0914/02, 0914-300/2d, 0914/04D, 0914/05, 0914/06, 0914/07E, 0914/08B, 0914/09, 0914/20, 2009-106-001 and 2009-106-003.

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

(Mr Cassidy spoke in favour of the above application. Mrs Davies spoke against the above application).

(Councillor S Carefoot returned to the meeting).

8. APPLICATION NO: 3/2012/0427/P (GRID REF: SD 373624 440918)  
PROPOSED VARIATION OF CONDITION 2 OF PLANNING PERMISSION 3/2010/0054/P TO AMEND THE CAR PARKING LAYOUT, TO AMEND THE PROPOSED KITCHEN WINDOW SILL LEVELS AND TO CONFIRM THE WINDOW CONFIGURATION TO THE FLATS AT LAND AT GEORGE STREET, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall be implemented in accordance with the proposal as amended by email and drawing number L2882-04-REVQ proposed site plan received on 23 May 2012 and drawing numbers L2882-14-REVD; L2882-15-REVG; L2882-16-REVE; L2882-17-REVG; L2882-18-REVE; L2882-19-REVG; L2882-20-REVE; L2882-21-REVE; L2882-22-REVD; L2882-23-REVE; L2882-24-REVD; L2882-25-REVE; and L2882-26-REVA.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendment and to clarify which plans are relevant.

2. Details of the landscaping of the site shall be as approved previously under application 3/2011/0081/P. The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development whether in whole or in 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.

3. This permission shall relate to a Section 106 Agreement dated 24 March 2010 which includes mechanisms for the delivery of affordable housing and appropriate contributions and triggers for highway improvements and open space; Supplemental Agreement dated 22 October 2010 and Deed of Variation dated 10 May 2012.

REASON: For the avoidance of doubt since the original Section 106 Agreement covering the site has been subject of a Supplemental Agreement and the Deed of Variation in order to comply with Policies G1 and H21 of the Ribble Valley Districtwide Local Plan.

4. The scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be as agreed under application 3/2011/0081/P and retained in perpetuity.

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

5. The windows on the gable elevations of blocks 1 and 2 shall be obscure glazed in accordance with the details agreed under application 3/2011/0913/P and remain in that manner in perpetuity.

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

6. The provision and implementation of a surface water regulation system shall be as agreed under application 3/2011/0081/P. The scheme shall be completed in accordance with the approved plans.

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

9. APPLICATION NO: 3/2011/0892/P (GRID REF: SD 374095 442172)  
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND OFF MILTON AVENUE,  
CLITHEROE

MINDED TO REFUSE on the grounds of highway issues. Precise reason to be taken back to a future Planning and Development Committee.

(Councillor K Horkin was given permission to speak on the above application)

(Jane Dickman spoke in favour of the above application. Mrs Thompson spoke against the above application).

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

10. APPLICATION NO: 3/2011/1064/P (GRID REF: SD 374023 441156)  
PROPOSED RESIDENTIAL DEVELOPMENT SCHEMES TOTALLING 113  
DWELLINGS (81 MARKET AND 32 AFFORDABLE UNITS) COMPRISING 81  
DWELLINGS ON LAND OFF WOONE LANE ADJACENT TO PRIMROSE  
PHASE 1 SITE (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS,  
LAYOUT AND SCALE) AND 32 DWELLINGS ON LAND REAR OF 59-97  
WOONE LANE (DETAILED APPLICATION) PLUS RELATED HIGHWAY  
IMPROVEMENTS AT WHALLEY ROAD/PRIMROSE ROAD JUNCTION,  
CLITHEROE

DEFERRED AND DELEGATED to the Director of Community Services for approval following the satisfactory completion of a Legal Agreement within a period of 6 months (from the date of this decision) as outlined in paragraphs numbered 1-5 under the Section 106 Agreement sub heading within this report and subject to the following conditions:

#### FULL ASPECTS OF PROPOSAL

1. The development of 32 affordable dwellings on the Mearley Croft site as detailed on drawing 3501/P/001 rev A received on 26 April 2012 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 of Section 91 of the Town and Country Planning Act 1990.

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

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

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

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

4. No development hereby permitted on the Mearley Croft site shall commence until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

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

5. No development shall begin on the Mearley Croft site until a detailed method statement for the removal or treatment and control/long term management/eradication of Japanese Knotweed and Himalayan Balsam on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed measures to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/rot/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON: In the interests of protecting nature and conservation issues to prevent the spread of non native invasive species in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan.

6. No tree felling shall take place on the Mearley Croft site until such time that all the trees identified for removal have been conclusively established in relation to their potential use by bats. The trees shall be subject of a detailed investigation by a qualified and licensed ecologist during the optimum time and in accordance with the Bat Conservation Trust Good Practice Guidelines. The results of the investigation shall be submitted to and approved in writing by the Local Planning Authority prior to any felling taking place and works carried out in accordance with any mitigation measures identified.

REASON: To protect the bat population from damaging activities and reduce the impact of tree felling for development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7. No development or tree works shall take place until all trees indicated to be removed have been surveyed for the presence of birds the details of which shall be submitted and approved in writing by the Local Planning Authority. The details shall include details of those birds as identified on the RSPB register of birds of conservation concern and those trees the condition of which indicate that they have the potential to be used by birds as a nest site. All works shall thereafter be carried out in accordance with any mitigation measures identified.

REASON: To ensure that bird species of conservation concern are protected in accordance with the Wildlife & Countryside Act 1981 as amended and the conservation [Natural Habitats & c.] Regulations 1994

8. No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority.

The details shall be submitted on a building dependent bird/bat species development site plan and include details of plot numbers and the numbers of per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated [north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats] and type and make of bird boxes and bat roof tiles i.e. Ibstock.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those individual plots identified on the submitted plan in accordance with the approved details and under the supervision of the local RSPB Swift/Swallow Officer in liaison with the Council's Countryside Officer.

REASON: To enhance nesting/roosting opportunities for bird/bat species of conservation concern and reduce the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and to ensure that bird and bat 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 Lancashire Biodiversity Action Plan.

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the planning layout drawing no 3501/P/001 rev A and in the arboricultural/tree survey [Report Ref TEP.3116.001 October 2011] to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

The root protection zones 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 comply with planning policies G1, ENV13 of the Districtwide Local Plan to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

10. No work on site shall commence until an Arboricultural method statement detailing the working methods to be employed with the earth works/ground re-grading adjacent to the root protection zones of retained trees have been submitted to the local planning authority and approved in writing.

REASON: To ensure that retained trees as identified on the detailed approved plans are afforded the maximum protection from the adverse effects of development in accordance with Policy ENV13 of the Ribble Valley Districtwide Local Plan.

11. No development shall commence until a scheme to treat and remove suspended soils from surface water run off during construction works has

been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON: To ensure the protection of Mearley Brook in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

#### OUTLINE ASPECTS OF PROPOSAL

12. Application for approval of reserved matters for Primrose Phase II of the development identified on drawings 3500/P/001; 3500/P/002 rev A and 3500/P/003 must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:

- (a) the expiration of 3 years from the date of this permission; or
- (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

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

13. No development on Primrose Phase II shall begin until detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

14. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development of Primrose Phase II shall be carried out in substantial accordance with the Planning Layout 3500/P/001 and Scale and Massing Layout 3500/P/003 and Design and Access Statement.

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

15. No development hereby permitted on the Primrose Phase II site shall commence until details of the landscaping of the open pasture site located adjacent to Pendleton Brook and gap planting of hedgerow running along the north eastern and adjacent to footpath 17 along the south west boundary have been submitted to, and approved in writing by, the Local Planning

Authority. The scheme shall include details and extent of native tree, woodland and hedgerow planting including details of the appropriate types and numbers of trees and shrubs and their distribution on site.

The approved landscaping scheme shall be implemented in the first planting season prior to commencement of the Primrose Phase II development, unless otherwise agreed by the Local Planning Authority, 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.

16. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all existing hedgerow, trees and woodland shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zones 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: To aid integration of new development into the wider landscape, ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

17. Prior to occupation of the 1st dwelling on the Primrose Phase II site a Travel Plan to improve accessibility of the site by sustainable modes for residential uses shall be submitted to and approved in writing by the Local Planning Authority in consultation with Lancashire County Council Highways Travel Plan Team.

The full Travel Plan should include the following matters:

- details of Travel Plan Co-ordinator
- residents travel survey
- Details of cycling, pedestrian and public transport links to and within the site
- Details of the provision of cycle parking for the properties where suitable space is not available
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced, including residents packs
- Details of arrangements for monitoring and review of the Travel Plan

The approved Travel Plan shall be implemented, monitored and reviewed (including undertaking any necessary remedial or mitigation measures identified in any such review) in accordance with the approved Travel Plan for a period of time not less than 5 years following completion of the development.

REASON: To minimise the use of private cars in the interests of sustainable development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

#### CONDITIONS RELEVANT TO WHOLE OF PROPOSAL

18. This permission shall be implemented in accordance with the proposal as detailed on the following drawings:
- 3500/P/001 Planning Layout Primrose Phase II
  - 3500/P/002 rev A received 17 May 2012 Location Plan
  - 3500/P/003 Scale and Massing Layout Primrose Phase II
  - 3501/P/001 rev B received on 19 June 2012 Planning Layout Mearley Croft
  - 3501/P/002 rev A received 9 May 2012 House Type A Mearley Croft
  - 3501/P/003 House Type B Mearley Croft
  - 3501/P/004 House Type C Mearley Croft
  - 3501/P/005 House Type D Mearley Croft
  - 3501/P/006 House Type E Mearley Croft
  - 3501/P/007 House Type F Mearley Croft
  - 3501/P/008 rev A received 26 April 2012 Plots 1-3 Mearley Croft
  - 3501/P/009 Plots 4 - 7 floor plans Mearley Croft
  - 3501/P/010 Plots 4 - 7 elevations Mearley Croft
  - 3501/P/011 amended received 2 May 2012 Plots 8 - 11 elevations Mearley Croft
  - 3501/P/012 amended received 2 May 2012 Plots 8 - 11 floor plans Mearley Croft
  - 3501/P/013 Plots 12 - 14 floor plans Mearley Croft
  - 3501/P/014 Plots 12 - 14 elevations Mearley Croft
  - 3501/P/015 rev A received 26 April 2012 Plots 15 - 20 floor plans Mearley Croft
  - 3501/P/016 rev A received 2 May 2012 Plots 15 - 20 elevations Mearley Croft
  - 3501/P/017 Plots 21 - 24 floor plans Mearley Croft
  - 3501/P/018 rev A received 26 April 2012 Plots 21 - 24 elevations Mearley Croft
  - 3501/P/019 Plots 25, 26, 31 & 32 floor plans & elevations Mearley Croft

3501/P/020 Plots 27 - 30 floor plans Mearley Croft  
3501/P/021 Plots 27 - 30 elevations Mearley Croft  
3501/P/022 Site Section Plots 4 - 7 Mearley Croft  
3501/P/050 received 26 April 2012 Site Section Plots 1 - 3 Mearley Croft  
N01951/08 rev B received 31 May 2012 Proposed Improvements to Whalley  
Road/Primrose  
Road Junction  
BD/SL/100 rev A received 17 May 2012 Planning Layout (with highway  
improvements)

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

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

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities
- (vi) measures to control the emission of dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from construction works

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

20. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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

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

22. No development shall begin on any phase of development until a scheme identifying how a minimum of 10% of the energy requirements generated by that phase of development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme for that phase of development shall then be

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

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

23. No development shall begin on any phase of development until a scheme for the provision of surface water drainage works including the provision and implementation of a surface water regulation system has been submitted to and approved in writing by the Local Planning Authority. The scheme on each phase of development shall thereafter be completed in accordance with the approved plans.

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

24. No part of the Primrose Phase II development hereby approved, shall commence until a scheme for the programming, implementation and construction of the works of highway improvements at the junction of Primrose Road/Whalley Road as detailed on drawing N01951/08 rev B Proposed Improvements to Whalley Road/Primrose Road Junction has been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be carried out in accordance with the approved scheme.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/works are acceptable and scheduled to take place at an appropriate stage of development before work commences on site.

25. Prior to commencement of the junction improvements detailed in condition 25 of this consent, a landscaping scheme for plot 8 of the Stalwart Lodge site as detailed on drawing BD/SL/100 rev A shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following completion of the junction improvements as detailed in condition 25 of this consent, unless otherwise agreed by the Local Planning Authority, 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.

26. No development shall begin on any phase of development approved by this planning permission until the following details have been provided for that phase:

A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information and diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the Local Planning Authority.

A Method Statement and Remediation Strategy, based on the information obtained from above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy referred to in d) above, and to a timescale agreed in writing by the Local Planning Authority: unless otherwise agreed in writing by the Local Planning Authority.

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

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

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan to:

- a) identify all previous site uses, potential contaminants that might reasonably be expected to be present given those uses and the source of contamination, pathways and receptors.
- b) enable:
  - a risk assessment to be undertaken;
  - Refinement of the conceptual model; and
  - the development of a Method Statement and Remediation Strategy
- c) & d) ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site.

27. No development shall begin on any phase of development approved by this permission until a scheme for the disposal of foul and surface waters for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the site(s) will be drained on a separate system, with only foul drainage connected into the foul sewer. The scheme shall thereafter be constructed and completed in accordance with the approved plans.

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

28. The development hereby permitted shall not be commenced until such time as a scheme to for the provision of compensatory flood storage works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To prevent any increased risk of flooding elsewhere as a result of the proposed development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

NOTE(S):

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided.
2. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the

County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.

3. 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.
4. The applicant/developer is advised to contact Graham Perry (Wastewater Asset Protection) at United Utilities to discuss full details of site drainage proposals.
5. Where this consent refers to phases of development in conditions this is to differentiate between the Mearley Croft site and Primrose Phase II site as shown on drawing 3500/P/002 rev A (location plan).
6. In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that the SWMP should contain depends on the estimated build cost, excluding VAT.

The developer must still comply with the duty of care for waste. Because they will need to record all waste movements in one document, having a SWMP will help to ensure compliance with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from the Environment Agency. The Agency are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice on pollution control they will need to contact the Environment Management Team at their Preston office on 01772 714182 or look at available guidance on <http://www.environment-agency.gov.uk/subjects/waste>

7. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of any bank/retaining wall of the main river, Mearley Brook. No trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without our prior consent. Full details of such works, together with details of any proposed new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to us for consideration.

8. The Environment Agency has a right of entry to Mearley Brook by virtue of Section 172 of the Water Resources Act 1991, and a right to carry out maintenance and improvement works by virtue of Section 165 of the same Act. The developer must contact Colin Worswick at 01772 714259 to discuss access requirements.

(Councillor A Knox and M Robinson were given permission to speak on the above application).

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

(Councillor S Knox returned to the meeting).

12. APPLICATION NO: 3/2012/0327/P (GRID REF: SD 373629 436607)  
PROPOSED MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL (C3);  
NURSING HOME (C2); CAR PARKING; OPEN SPACE AND ANCILLARY  
LANDSCAPING AT LAND TO THE EAST OF CLITHEROE ROAD  
(LAWSONSTEADS) WHALLEY

MINDED TO REFUSE on grounds of visual impact, effects on the Conservation Area as well as its setting and highway issues. Precise reason to go back to a future Planning and Development Committee.

129 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:

130 APPLICATIONS APPROVED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0038/P	Application to discharge condition 10 (archaeological recording) of planning consent 3/2010/0202/P	De Tabley Ribchester Road Clayton-le-Dale
3/2011/0883/P	Retrospective consent for change in exterior paint to shop front and fascia (concrete grey). Proposed exterior sign to be flat vinyl text (Willow Tree) placed directly on to existing fascia and removable non-slip flooring covering a small proportion of food preparation area	3 Moor Lane Clitheroe
3/2011/1070/P	Application for the discharge of condition no. 5 (schedule of works), condition no. 6 (inspection regime), condition no.7 (materials), condition no. 8 (stone walls/stone slate samples) and condition no. 12 (Velux rooflights), of planning consent 3/2011/0633P	Wycongill Farm Holden Lane Bolton-by-Bowland

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0221/P (LBC)	Removal of inappropriate concrete render from the rear façade of the property. Replaced with stucco, haired, three coat work using NHL3.5 with NHL5 to bottom 1m section	Primrose House Primrose Road Clitheroe
3/2012/0311/P	Proposed single storey rear extension	99 Ribchester Road Salesbury
3/2012/0066/P	Proposed erection of a porch on the northern elevation of the property	Cowgill House Gisburn Road, Sawley
3/2012/0073/P	Application for non material amendment to planning permission 3/2009/0644/P to allow A) sunroom to have a hip roof in lieu of a gable, B) additional personal door to single storey elevation, C) window in lieu of door to single storey elevation, D) new personal door to north elevation and E) amended position of front porch	Watery Gate Farm Watery Gate Lane Bleasdale, Chipping
3/2012/0078/P	Application for the discharge of condition No 2 (materials), condition No 3 (record of building), condition No 4 (site contamination) and condition No 5 (access gate opening) of planning permission 3/2009/0644/P	Watery Gate Farm Watery Gate Lane Bleasdale, Chipping
3/2012/0090/P	Proposals for the temporary use of the area of grassland as a remote compound and material store area in relation to a maintenance project to the water on the rivers Brennand and Whitendale at land off private access track	Newton Road Dunsop Bridge
3/2012/0143/P	Advertisement consent application for 10 No fascia signs and 2 No projecting/hanging signs	Tiggis (formerly La Scala) Longsight Road Clayton-le-Dale
3/2012/0151/P	Revised application for demolition of existing garage and erection of holiday cottage (previous approval 3/2006/0627)	Stables Barn Mill Lane, Waddington
3/2012/0154/P	Extension to existing garage at ground floor and conversion for habitable use. First floor extension over existing garage and extension to existing dormer to rear roofslope	Alder House Alderford Close Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0163/P	Change of use from 2 No retail shops into 2 No self contained flats	84-86 Lowergate Clitheroe
3/2012/0167/P	Application to discharge condition no. 8 (materials) of planning consent 3/2011/0675P	Aspinalls Farm Kenyon Lane, Dinckley
3/2012/0169/P	Application to discharge condition no 3 (landscaping) and condition no 4 (micro regeneration certification scheme) of planning permission 3/2010/0937/P	Carlinghurst Farm Dutton
3/2012/0180/P	Proposed change of use from a beauty salon to a café/tea room	2A Whalley Road Hurst Green
3/2012/0193/P	Proposed first floor rear extension and alterations	42 Woodhead Road Read
3/2012/0207/P	Change of use from A1 to A2	4 Wellgate Clitheroe
3/2012/0211/P	Proposed rear dormer	94 Fairfield Drive Clitheroe
3/2012/0216/P	Removal of existing conservatory and erection of single storey rear extension	7 Abbey Fields Whalley
3/2012/0245/P	Existing rear storage demolition, proposed single storey rear to and two-storey to side, existing gate repositioned and internal alterations to the property (Re-submission of application 3/2011/0864/P)	1 Whittingham Road Longridge
3/2012/0258/P	Proposed single storey side and rear extension	11 Brookside Old Langho
3/2012/0276/P	Repairs to ceiling and coving following fire damage	Church Gates House 5 Gisburn Road Bolton-by-Bowland
3/2012/0279/P	Application to discharge condition no.3 (materials) of planning permission 3/2010/0704P	51 Whalley Road Read
3/2012/0286/P	Refurbishment of restaurant and patio area including associated works to the site. Changes to elevations, which include alterations to the roof and extensions (totally 46.1sq.m) along with the removal of one booth	McDonald's Restaurants Ltd Ribble Valley Enterprise Park, Holm Road, Barrow, Clitheroe
3/2012/0288/P	Advertisement Consent for installation of replacement and new signage – 5 no. fascia signs	McDonalds Restaurants Ltd Ribble Valley Enterprise Park, Barrow, Clitheroe

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0289/P	Various signs in line with refurbishment – 1no. height restrictor, 7no. freestanding signs and 2no. banner units	McDonalds Restaurants Ltd Ribble Valley Enterprise Park, Barrow, Clitheroe
3/2012/0296/P	Proposed new front porch	22 Southfield Drive West Bradford
3/2012/0297/P	First floor side extension above existing garage	Kinross Whitehalgh Lane Langho
3/2012/0299/P	Proposed non-illuminated hanging sign. Re-submission of application 3/2012/0025P at	Stoneygate Holiday Centre Stoneygate Lane Ribchester
3/2012/0307/P	Proposed conversion of existing outbuilding to a holiday cottage	Bonny Blacks Farm Howgill Lane Rimington
3/2012/0309/P	Proposed new bay window to front elevation	Kirkside 32 George Lane, Read
3/2012/0310/P	Proposed erection of a 50kW wind turbine on a 25m tower for business use, sited on agricultural land	Pasture House Farm West Marton Skipton
3/2012/0316/P	Proposed change of use from Class A1 retail with storage to Class A2 (estate agent) office on ground floor and first floor, staff and storage on the second floor and separate basement level Class A2 office	8 York Street Clitheroe
3/2012/0319/P	Proposed detached garage	Pleasant View Farm Saccary Lane, Mellor
3/2012/0320/P	Application for the renewal of planning permission 3/2009/0088P for the demolition of the existing timber garage to side and timber porch at the rear of the property and the erection of a two-storey extension to the side and single storey extension to the front and rear of the property and associated works	37 Calder Avenue Billington
3/2012/0321/P	Proposed demolition of the existing building and erection of a two-storey dwelling house. Outline application with plans showing access, layout and off-street parking (Re-submission of 3/2012/0086/P	Old Motor Repair Workshop Neville Street off Derby Road Longridge
3/2012/0323/P	Installation of 16 Solar Panels on the roof of the proposed garage/car port	The Barn Higher Greystoneley Leagram

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0324/P	Proposed front porch	18 Fouracre Mellor
3/2012/0330/P	Application to discharge condition no. 4 (materials) of planning consent 3/2011/0971/P relating	Cobden Mill Watt Street, Sabden
3/2012/0332/P	Application for the renewal of planning permission 3/2009/0133/P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking	Northcote Manor Hotel Northcote Road Langho
3/2012/0334/P	Proposed replacement of existing 2.5m high security fence with new 3.6m high security fence surrounding	West Drive Wards Calderstones Hospital Mitton Road, Whalley
3/2012/0337/P	Proposed single storey side extension	14 Turner Street Clitheroe
3/2012/0338/P	New agricultural store to replace existing sheds (resubmission of 3/2011/0403/P)	2 Whiteacre Lane Barrow
3/2012/0353/P	Proposed demolition of existing attached store and reconstruction as single storey side extension store	Meg Hall, Dodd Lane Thornley-with-Wheatley
3/2012/0367/P	Single storey rear extension	9 Mayfield Avenue Clitheroe
3/2012/0373/P (PA) & 3/2012/0374/P (LBC)	Demolition of the existing bridge structure between Shireburn and Dorm 2, to provide a new structure similar to the existing and to repair the existing render to the gable end of Shireburn	Stonyhurst College Hurst Green Clitheroe
3/2012/0375/P	Application to discharge condition no. 3 (obscure glazing) of planning permission 3/2011/0709P	24 Ribchester Road Wilpshire
3/2012/0376/P	Proposed erection of a single storey rear extension, internal alterations and alterations to existing roof of single storey rear outrigger	94 Higher Road Longridge
3/2012/0384/P	Proposed kitchen extension to form additional kitchen/dining space	6 Highmoor Park Clitheroe
3/2012/0415/P	Application for a non-material amendment to planning permission 3/2012/0122P to increase the existing chimney to accommodate a new log burning stove	Wilsons Farm Easington Road Cow Ark

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0416/P	Application for a non-material amendment to planning permission 3/2011/0675/P. For details please refer to Drawing No. SIMPS/02/Dwg 02B Amendment B	Aspinalls Farm Kenyon Lane Dinckley
3/2012/0431/P	Application for the part discharge of condition 6 (6b – replacement evergreen hedge) of planning permission 3/2010/0988/P	Lowerfields Lower Lane Longridge
3/2012/0434/P	Application to discharge condition no. 3 (Bat Activity Survey/Method Statement) of planning permission 2010/0965/P relating to	Balderstone Hall Jacksons Bank Lane Balderstone
3/2012/0447/P	Extension to rear of dwelling, alteration of porch from originally approved plan, addition of further roof light on front elevation of house and roof height to rear	Stephen Moore Lodge Tosside
3/2012/0451/P	New roof over existing silage clam	Wheatley Farm, Four Acre Lane, Thornley
3/2012/0452/P	Replacement single garage and single storey rear extension	32 Mytton View Henthorn, Clitheroe

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APPLICATIONS REFUSED

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>	<b><u>Reasons for Refusal</u></b>
3/2011/0238/P	Proposed detached dwelling with car parking spaces within a residential garden	The Cottage Newton-in-Bowland	Contrary to Local Plan Policies G1, ENV16 and Policy H10, the SPG – “Extensions and Alterations to Dwellings”, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. Adverse visual impact on the character, setting and appearance of the CA and the AONB, without sufficient justification, that

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3/2012/0288/P	Advertisement Consent for installation of replacement and new signage – 5 no. fascia signs	McDonalds Restaurants Ltd Ribble Valley Enterprise Park, Barrow, Clitheroe	Policies G1 and ENV3 - detrimental to the visual amenity of the building itself and the locality
3/2012/0325/P	Retrospective Application for the insertion of a window to the front gable elevation (Re-submission of application 3/2011/0779/P)	Old Chapel Barn Preston Road Alston	Contrary to NPPF, and Local Plan Policies G1, ENV3 and H17. The proposed opening in the prominent gable end elevation of the property would be visually harmful to the detriment of the character of the building, visually affecting its character, appearance and setting at this location, without sufficient justification.
3/2012/0410/P	Insertion of two roof lights	Halsteads Farm Rimington Lane Rimington	The proposals would be unduly harmful to the character (including setting) and significance of the listed building because the roof lights are conspicuous, incongruous and visually intrusive in the otherwise unbroken and prominent historic front roof slope of the house and barn range. This
Cont/			

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further  
compromises  
agricultural  
character.

132 AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT **WILL BE NECESSARY**

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0428/P	Steel portal framed building with fibre cement roof coverings and timber board wall cladding	Grange Farm Parsonage Road Wiltshire

133 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0251/P	Application for a Lawful Development Certificate for proposed repairs to the outbuilding to include clearing the site and rebuilding the southerly elevation. Make good all wall tops and repoint north, south, southerly and western walls. Replace all roofing timber, reroof with reclaimed Welsh blue slate, fix timber fascias and cast iron rainwater goods at outbuilding to the north-east	Rock House Town End Slaidburn

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

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2012/0080/P	Application for a Lawful Development Certificate for the proposed building of a small housing to cover the hydro mechanics	Old Bobbin Mill Crow Wood Longridge Road Hurst Green

135 APPLICATIONS WITHDRAWN

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0497/P	Erection of a holiday cottage including stabling to be used solely for holiday use	Kitchens Farm Bashall Eaves
3/2011/0501/P	Solar panels	St Mary's Hall Stonyhurst
3/2011/0502/P	Solar panels	St Mary's Hall Stonyhurst

<b><u>Plan No:</u></b>	<b><u>Proposal:</u></b>	<b><u>Location:</u></b>
3/2011/0920/P	Discharge of condition 5 of 3/2011/0475/P	EH Booth & Co Berry Lane, Longridge
3/2011/1003/P	Eight houses – 6 x 3 bed; five person houses for social rent and 2 x 4 bed houses for private sale	Land next to 14 Church Raiké Chipping
3/2011/1067/P	Pointing Whalley Bridge	Whalley Bridge King Street, Whalley
3/2011/1069/P	12kw wind turbine	Stonecroft, Jeffrey Hill Forty Acre Lane Longridge
3/2012/0025/P	One post mounted square metal frame with metal swinging sign	Stoneygate Holiday Centre Stoneygate Lane Knowle Green
3/2012/0033/P	Erection of agricultural building and formation of access track	Ramsgreave Hall Farm Ramsgreave Road Ramsgreave
3/2012/0086/P	Outline application to demolish the existing building and to erect a two storey dwelling house	Old Motor Repair Workshop Neville Street Longridge
3/2012/0262/P	New field access	Land off Old Clitheroe Road Stonyhurst
3/2012/0308/P	Two storey extension to side	16 Hawthorne Place Clitheroe
3/2012/0370/P	Chicken/boiler housing	Fellview Barn Baygate Bolton-by-Bowland
3/2012/0389/P	Steel storage building to the rear of St Leonards Church	St Leonards Church Commons Lane Balderstone

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SECTION 106 APPLICATIONS

<b><u>Plan No</u></b>	<b><u>Location</u></b>	<b><u>Date to Committee</u></b>	<b><u>No of Dwellings</u></b>	<b><u>Progress</u></b>
3/2010/0078P	Old Manchester Offices Whalley New Road Billington	20/5/10 24/5/12	18	With Planning Officer
3/2010/0929P	Land between 36 & 38 Henthorn Road Clitheroe	14/7/11	8	Not Signed yet With applicants solicitor
3/2011/0316P	Land off Preston Road Longridge	10/11/11	60	Not Signed yet With applicants solicitor
3/2011/0837P	Land off Pendle Drive Calderstones Park Whalley	9/2/12	46	Not Signed yet With applicants solicitors

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>No of Dwellings</u>	<u>Progress</u>
3/2011/0776	Land off Whiteacre Lane Barrow	12/4/12	7	With LCC
3/2011/0784	Old Whalley Nurseries Clitheroe Road Whalley	12/4/12	6	With applicant
3/2012/0065	Land off Dale View Billington	24/5/12	12	With Planning Officer
<b>Non Housing</b> 3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures so no progress on Section 106

137 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>
3/2011/0820 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	-	Site visit 15.6.12 AWAITING DECISION
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	-	Procedure altered by The Planning Inspectorate – will now follow the Hearing procedure Hearing to be held on 11.7.12	New notification letter sent 18.5.12

<b><u>Application No:</u></b>	<b><u>Date Received:</u></b>	<b><u>Applicant/Proposal/Site:</u></b>	<b><u>Type of Appeal:</u></b>	<b><u>Date of Inquiry/Hearing:</u></b>	<b><u>Progress:</u></b>
3/2011/0103 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	—	APPEAL DISMISSED 30.5.12
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
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
3/2011/0567 D	16.3.12	Mr D Ashton Proposed erection of a holiday cottage (Re-submission) Pinfold Cottage Tosside	WR	—	Awaiting site visit
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	—	APPEAL DISMISSED 14.5.12

<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>
3/2011/0703 O	16.4.12	Mr T Brown Proposed erection of a three-bedroom, two-storey detached dwelling with attached garage (Re-submission of 3/2011/0315P) 43 Hawthorne Place Clitheroe	WR	—	Awaiting site visit
3/2011/0095 D	11.5.12	Mr & Mrs S Cherry Re-submission of refused application 3/2010/0002P for two affordable dwellings in garden area of existing house, demolition of outbuilding, realigning of vehicular access to Cherry Hall and removal of part of wall to site Cherry Hall Grindleton	WR	—	Notification letter sent 21.5.12 Questionnaire sent 25.5.12 Statement to be sent by 22.6.12 Awaiting site visit
3/2011/0849 D	16.5.12	Mr K Kay Proposed new detached garage, boundary wall, gates and hard landscaping Great Mitton Hall, Mitton Road, Mitton	Householder appeal	—	Notification letter sent 18.5.12 Questionnaire sent 23.5.12 AWAITING DECISION
3/2012/0168 D	23.5.12	Mr G Marsden Single storey conservatory extension 3.60m x 3.70m to the rear of the property (Re-submission) Hill House Hesketh Lane Chipping	Householder appeal	—	Notification letter sent 28.5.12 Questionnaire sent 29.5.12 AWAITING DECISION
3/2011/1001 D	30.5.12	Ms Pamela Oliver New detached dwelling within the curtilage of 1 Portfield Bar Whalley	WR	—	Notification letter sent 7.6.12 Questionnaire sent 12.6.12 Statement to be sent 10.7.12

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## CORE STRATEGY UPDATE

The Head of Regeneration and Housing reported that the Core Strategy consultation had now been completed. The Council had received 337 responses, 284 from individuals, 25 from developers or agents and 28 from statutory organisations. A petition had also been received from the Clitheroe Residents Action Group.

The next part of the process was to review all responses received, drawing out the issues raised and subsequently a report would be prepared for consideration by this Committee as soon as possible. He drew Members' attention to the responses made by some statutory consultees in response to the final published NPPF that raised issues that would need to be resolved prior to the examination stage. Members will be informed of the timetable for the next steps in the next few days once the extent of response has been reviewed.

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## APPEALS

- (a) 3/2011/0851/P – Rear second floor extension and detached single garage to the rear at Houghton Farm Cottages, Osbaldeston Lane, Osbaldeston – appeal dismissed.
- (b) 3/2011/0103/P – Erection of a wind turbine for the farm use and as a farm diversification project at Westby Hall Farm, Gisburn – appeal dismissed.

The meeting closed at 9.24pm.

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