

Minutes of Planning and Development Committee

Meeting Date: Thursday, 6 December 2012 starting at 6.30pm
Present: Councillor R E Sherras (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Head of Regeneration and Housing, Solicitor and Senior Planning Officer.

520 APOLOGIES

There were no apologies for absence from the meeting.

521 MINUTES

The minutes of the meeting held on 8 November 2012 were approved as a correct record and signed by the Chairman.

522 DECLARATIONS OF INTEREST

Councillor a Yearling declared an interest in planning application 3/2012/0982/P.

523 PUBLIC PARTICIPATION

There was no public participation.

The Head of Planning Services informed Members that as from 1 December 2012 all decision notices must contain a note that the planning authority had sought to negotiate to improve the scheme to the best of its ability.

524 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0578/P (GRID REF: SD 375258 434458)
DEVELOPMENT OF OUTDOOR ADVENTURE CENTRE TO INCLUDE 1) TREETOP AERIAL ADVENTURE COURSE; 2) SEGWAY COURSE; 3) BAREFOOT TRAILS; 4) CHILDREN'S ADVENTURE PLAY/TRAIL; AND 5) EDUCATION/INTERPRETATION TRAILS. ERECTION OF BUILDING TO PROVIDE TICKETING, CUSTOMER SERVICE FACILITIES, TOILETS, RESTAURANT AND CAFÉ, COVERED SEATING AREAS AND ANCILLARY RETAIL SALES. CONSTRUCTION OF NEW ACCESS TO THE A671 WITH PARKING FOR 50 CARS (8 DISABLED SPACES), 5 COACHES, TOGETHER

WITH CYCLE AND MOTORCYCLE PARKING AND ASSOCIATED ROADS AND LANDSCAPING. DEVIL'S ELBOW, LAND OFF WHALLEY ROAD (A671), READ, LANCASHIRE

GRANTED subject to the following conditions:

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's 11.26 PL 01 Rev. C, 11.26 PL 02 Rev. C, 11.26 PL 03 Rev. A, 11.26 PL 04 Rev. A and J098/Extlay/Fig 3.

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

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

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and DME1 of Regulation 22 Submission Draft of the Core Strategy.

4. No part of the development shall take place until an updated survey of the heronry has been carried out during the optimum period of December 2012 to July 2013. The survey shall consist of a minimum of 6 visits with at least 3 carried out in pre-leaf stage of the woodland. The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and the RSPB North West Office.

The updated survey shall include details on the extent of the heronry, the position and number of nests and individual herons/breeding pairs present. If such a use by herons is confirmed a mitigation buffer zone shall be established in accordance condition no 6 including appropriate measures designed to protect the heronry the details of which shall be submitted to and agreed in writing by the Local Planning Authority Countryside Officer before any work commences on the approved Development.

The actions, methods & timings included in the mitigation measures identified shall be fully implemented and adhered to through the life span of the development.

REASON: To establish the number of herons and extent of the heronry so that appropriate mitigation measures are implemented. In accordance with

Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

5. There shall be no engineering operations or other construction works including works to any trees, shrubs or other vegetation, carried out anywhere within the woodland during the period commencing the first week of February to the last week of July inclusive, until or unless it has first been confirmed by an ecologist that breeding birds are not present.

REASON: To protect ground nesting birds from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of ground nesting birds before and during the proposed development. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

6. Where necessary, following the survey findings as received by condition No 4 and prior to commencement of any part of the development a 50m buffer zone shall be established beyond which all infrastructure work, including the operation of loud or vibrating machinery, shall be restricted to during the heron pairing and breeding season December to July. The details of the buffer zone including a map confirming the extent of the 50m buffer zones and all the protection and mitigation measures shall also be submitted to the local planning authority. The actions, methods & timing details included in the mitigation notes attached to the details submitted shall be fully implemented and maintained during the entire life span of the development. Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of herons or destruction of the heronry in part or whole.

REASON: To protect a known heronry from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a heron population before and during the proposed development. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13 of the Districtwide Local Plan and Policy DME3 of Regulation 22 Submission Draft of the Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

7. Prior to commencement of any part of the development details of a post development - monitoring plan shall be submitted to and agreed in writing with the local planning department. The details of the monitoring plan shall include methodology/recording methods, frequency and timing of the monitoring process as well as any measures that may be required in order to mitigate against any adverse affects of the development on the established heronry. The approved monitoring process shall be carried out in accordance

with the details submitted for a period of not less than three years commencing during the first breeding season December to July following occupancy/use of the site.

The findings of the monitoring process shall be submitted on an annual basis to the local planning authority, the RSPB North West Office and the East Lancashire Ornithological Club. A final monitoring report shall also be submitted at the end of year three to the local planning authority, the RSPB North West Office and the East Lancashire Ornithological Club.

REASON: In order to determine the impact of the development on a known heronry. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF.

8. Prior to commencement of any part of the development a detailed mitigation plan for species identified in the Extended Phase 1 Habitat Survey & Baseline Ecology Impact Assessment dated June 2012 shall be submitted to and agreed in writing with the local planning authority. The details submitted shall include details of the frequency, extent and timings of surveys for birds, their breeding sites or resting places. All works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: To protect birds and their nest/roost sites from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of birds, their nest and roost sites. In accordance with Local Plan Policies ENV3, ENV7, ENV9 and ENV13, Policy DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, Policies EM1 and DP7 of the RSS and paragraphs 7, 9, 14, 17, 109, 118 and 119 of the NPPF, the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

9. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Impact Assessment & Method Statement dated 20th of June 2012 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 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/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/exclusion 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 is 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 considered to be of visual, historic or botanical value is afforded maximum physical protection from the potential adverse affects of development. In order to comply with planning Policies G1 and ENV13 of the District Wide Local Plan and DMG1 of the Regulation 22 Submission Draft of the Core Strategy. In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of the development.

10. Notwithstanding the submitted details, the development hereby permitted shall not be commenced until details of the landscaping of the site, including the location and extent of new planting and a detailed plant schedule, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, appropriate, types and numbers of trees and shrubs, their distribution on site, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall include a solid screen fence between the vehicular parking area and the former gatehouse.

The approved landscaping scheme shall be implemented in the first planting season following 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 that is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

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

11. Prior to the commencement of the use of the site hereby approved, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

12. Full details of the access restriction scheme shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall include:

- A map identifying the areas to remain undisturbed with no access (to include the northern area of woodland and areas of woodland to the south and east of the proposed site access and coach parking),
- Complete restriction of dogs from the woodland areas [to prevent impacts on wildlife including protected species],
- Details of fencing to demonstrate access restrictions will be achievable and enforceable and that movement of wildlife shall be maintained,
- Details of long term enforcement of access restrictions, and
- Long term monitoring of success of access restrictions and scope for a revised strategy of enforcement.

The approved scheme shall be implemented in accordance with the approved details prior to any recreational activities occurring at the site.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

13. Full details of the ground level access scheme shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall:

- Provide details of access/track/walkway routes.
- Be informed by a spring survey of woodland flora and updated survey of woodland fauna, included protected species, in order to demonstrate that the route selection will result in the least ecological impact and to identify any species worthy of translocation.
- Provide details of translocation methods of any species worthy of translocation.
- Avoid impacts on native trees and any trees with bat roost potential, bird nesting habitat, and other good biodiversity value such as bryophytes, microhabitat etc.
- Avoid impacts on dead wood (both fallen and standing) and demonstrate retention of any dead wood in situ.
- Provide details of route widths and demonstrate widths have been kept to a minimum (e.g. through use of a one way system, infrequent passing places).
- Provide details of track material to demonstrate that it will have minimal impacts and will not alter the pH balance (i.e. any hardcore shall be in line with local geology).
- Provide details of watercourse crossings (such as present in the proposed barefoot trail area) to demonstrate impacts will be kept to a minimum.

The approved scheme shall be implemented in accordance with the approved details prior to any recreational activities occurring at the site.

REASON: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site.

14. Full details of the woodland high wire course shall be submitted to Ribble Valley Borough Council for approval in writing in consultation with their advisors. The scheme shall:

- Provide details of the route location, height and materials.
- Avoid impacts on ancient woodland.
- Be agreed by an Ecologist on site.
- Avoid impacts on native trees.
- Avoid trees with other good biodiversity value such as bryophytes, microhabitat etc.
- Provide confirmation that the route will not result in impacts on trees with or adjacent to trees with bat roost potential and/or bird nesting habitat

The approved scheme shall be implemented in accordance with the approved details prior to the woodland high wire course being brought into use

REASON: Due to potential noise disturbance off site, zip wires, rope swings, bridges may be excluded from Northern sector of site, and to ensure the protection of wildlife and supporting habitat.

15. Prior to commencement of development, details of the layout, method of construction and materials to be used in constructing the approved outdoor activities shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

REASON: In the interests of the amenity of the area and to ensure the protection of wildlife and supporting habitat to comply with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

16. Any trees proposed for removal or to be utilised to provide the high wire course shall be assessed for suitability of use by roosting bats prior to their removal. Should there be any evidence of bat roosting, no works shall commence until detailed mitigation measures for the avoidance of impacts upon bats have been submitted to and approved in writing by the local planning authority. The approved mitigation scheme shall be implemented prior to commencing any works to the trees.

REASON: To ensure that there are no adverse affects of development on a species protected by the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan.

17. No site clearance, site preparation or development work shall take place until a habitat creation/enhancement and management plan has been submitted

and approved in writing by Ribbles Valley Borough Council in consultation with specialist ecological advisors. The management plan should include:

- Objectives.
- Rationale.
- Current condition and management, including species lists and survey maps.
- Fully detailed methods of reinstatement of any damage to ground flora during construction, habitat creation / restoration / enhancement proposals.
- Detailed long term management prescriptions including maps showing areas to be managed and informed by up to date surveys of flora and fauna.
- Monitoring proposals.
- Periodic review of prescriptions in consultation with planning authority in consultation with their ecological advisors

The management plan shall demonstrate that all likely short and long-term impacts will be fully offset and that overall biodiversity enhancement will be delivered, to include:

- Gradual removal of Rhododendron (*Rhododendron ponticum*) (a species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)) and replacement with native understorey,
- Eradication of Himalayan Balsam (*Impatiens glandulifera*) from the site,
- Expansion of woodland and woodland edge habitat within the red line boundary to the east of the car park and within the area currently used to access the site,
- Control of non-native tree and shrub regeneration and replacement with appropriate native trees and shrubs,
- Gradual thinning of non-native trees and replacement with appropriate native species,
- Retention of mature non-native trees with features of biodiversity value such as Ivy cover, holes, cracks, bat roost potential, significant breeding bird potential, bryophytes etc,
- Retention of standing and fallen deadwood in situ, unless a health and safety risk can be demonstrated,
- Landscaping and habitat creation shall comprise native species appropriate to the locality. Appropriate guidance is given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage .
- Appropriate installation of bat roosting and bird nesting boxes.

The approved habitat creation/enhancement and management plan shall be commenced in accordance with the approved details implemented in full prior to any recreational activities occurring at the site, and shall run throughout the lifetime of the development.

REASON: To ensure that there are no adverse effects on a species protected by the Wildlife & Countryside Act 1981 as amended and the Conservation

[Natural Habitats & c.] Regulations 1994 by virtue of the approved development.

18. A precautionary badger survey shall be carried out immediately prior to commencement of works. In the event that previously unrecorded badgers sett(s) are observed during this survey or at any other time prior to or during works then no works shall commence until detailed mitigation measures for the avoidance of impacts on badgers have been submitted to Ribble Valley Borough Council for approval in writing in consultation with their ecological advisors or until Natural England have been consulted over the need for a licence (if necessary). The approved mitigation scheme shall be implemented in full prior to any recreational activities occurring at the site.

REASON: To ensure that there are no adverse affects on a species protected by the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994 by virtue of the approved development.

19. Site lighting shall be limited to the car parking area and entranceway to centre, with any site lighting to be designed to be inward facing so as not to illuminate beyond the boundary of the above areas. No lighting shall be installed within the woodland or along woodland edges, and lighting associated with the development should be designed to avoid excessive light spill and shall not illuminate the woodland or woodland edges, at any time prior to commencement of works, during construction, throughout the lifetime of the development or during deconstruction works. Only external lighting, which has received the prior written approval of the local planning authority, shall be installed within the application site at any time.

REASON: In the interests of protecting residential amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and to avoid dazzle, glare or distraction. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance *Bats and Lighting in the UK, 2008*).

20. Tree felling, tree works, vegetation clearance works, vehicle movements, development works or other works that may affect nesting birds will be avoided between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections.

REASON: To ensure that there are no adverse affects of development on species of conservation concern.

21. Prior to the completion of the development, a substantial and correctly installed vehicular barrier shall be erected at the car park entrance, a minimum of 5m behind the nearside edge of the carriageway, to prevent access out of hours. Any gates/barriers shall open away from the highway and shall remain closed when the building is unoccupied.

REASON: To permit vehicles to pull clear of the carriageway when entering the site in the interests of highway safety, and to provide security on site when the building is unoccupied. In order to comply with planning policy G1 of the District Wide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

22. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This is in order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site, and in order to comply with planning policy G1 of the District Wide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

23. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 metres measured along the centreline of the proposed access road from the nearer edge of the carriageway of the A671 to points measured 105 metres in each direction along the nearer edge of the carriageway of the A671, and shall be constructed and maintained at footway level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site access.

24. Before the access is used for vehicular purposes, the access and car park area detailed on drawing no. shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. The parking and manoeuvring areas shall be laid out in accordance with drawing no. 11.26 PL 02 Rev. C and shall be available for use before the development is brought into use.

REASON: To prevent loose surface material from being carried onto the public highway thus causing a potential source of danger to other road users, and to provide adequate car parking facilities for the development.

25. The existing vehicular access into the site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the new access.

REASON: To limit the number of access points to the site, and to maintain the proper construction of the highway.

26. In the interests of residential amenity and to enhance safe working practices on or near the highway, no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

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

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and DMG1 of Regulation 22 Submission Draft of the Core Strategy.

27. No development 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 importance associated with the site.

28. The use of the facilities and premises in accordance with this permission shall be restricted to the hours between 0900 to 1900 between 1 April to 31 October and between 0900 to 1730 between 1 November to 31 March.

REASON: To safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

29. The buildings hereby approved by this permission shall only be used between the hours of 0900 to 2000 between 1 April to 31 October, and 0900 to 1800 between 1 November and 31 March.

REASON: To safeguard residential amenities. The use of the premises outside these hours could prove injurious to the amenity of the occupiers of adjacent dwellings and would require further consideration.

30. There shall be no amplified music at the site unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents.

INFORMATIVES

All aspects of the outdoor adventure centre must comply with Health & Safety at Work Etc Act 1974.

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

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-main drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reed beds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

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.

Should the Local Planning Authority be minded to approve this development, the County Council would ask that the Applicant enter into a S278 Agreement in order to secure the following off-site highways works: -

1. Prior to the opening of the site to members of the public, the provision of interactive warning signs to encourage compliance with the advisory 30mph Speed Limit to the west of the site, with the intention of encouraging reduced speeds on approach to the site entrance.
2. No part of the development shall commence until a scheme for the provision of improved street lighting provisions have been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.
3. The provision of new or upgraded stops would be subject to a suitable design being agreed, the intention would be to pursue stops to LCC Quality Bus Standards, including illuminated shelters to LCC specification, raised footway (160mm kerb height) and Bus Clearway Markings.

An initial estimate of the costs of this provision would be £20k per location plus a £2k commuted sum for future maintenance.

The applicant should be advised to contact Oliver Starkey, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT on 01254 770960 or customerserviceeast@lancashire.gov.uk regarding the required Legal Agreement.

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.

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

2. APPLICATION NO: 3/2012/0663/P (GRID REF: SD 366268 432344)
PROPOSED REPLACEMENT DWELLING AT MOOR VIEW, SHOWLEY ROAD,
CLAYTON-LE-DALE

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on amended plans received by the Local Planning Authority on 16 November 2012 (drawing no's 811/12REVB, 37/12 sheet 2 REVA and 37/12 sheet 3 REVA).

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended 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 the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) 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 visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the visual amenities of the locality and to comply with Policies G1, ENV3 and H14 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH3 of the Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural and Tree Constraints Plan dated the 17th of July 2012 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be 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/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/exclusion 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 is 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 that are considered to be of visual, historic or botanical value are afforded maximum physical protection from the potential adverse affects of development in order to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

NOTE(S):

1. Site contractors & site project managers involved in the demolition of the existing building shall be made aware of the legal protection afforded to all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles. In the event that any bats are found or disturbed during any part of the demolition works, all work shall cease until further advice has been obtained from a licensed ecologist.

3. APPLICATION NO: 3/2012/0797/P (GRID REF: SD 377750 446181)
PROPOSED STATIC CARAVAN/LODGE PARK AT LAND AT SOUTHPORT HOUSE, SAWLEY

TAKEN FROM THE AGENDA BY OFFICERS

4. APPLICATION NO: 3/2012/0920/P (GRID REF: SD 382550 452150)
PROPOSED APPLICATION TO VARY CONDITION 4 OF PLANNING PERMISSION 3/2007/0010/P TO ALLOW THE ENTIRE CARAVAN PARK TO BE USED FOR 12 MONTH HOLIDAY USE AT TWYN GHYLL CARAVAN PARK, PAYTHORNE

GRANTED subject to the imposition of the following condition(s):

1. The extension to the caravan site shall be implemented in accordance with the proposal as amended by revised red edge received on 12 April 2007 and letters and plans received 6 June 2007 illustrating the location of the sewage treatment plant and discharge point; the proposed use of land within the ownership of Park Leisure 2000 Ltd; copies of the consent to discharge and associated correspondence and a detailed specification of the sewage treatment plant; received on 8 June 2007 revised versions of the development proposed and landscaping and planting proposals; and received on 19 June 2007 a revised location plan denoting the upgrading of existing hedges to the existing site's southern boundary and revised site layout plan showing 75 caravans.

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

2. The total number of static caravans on site shall not exceed 295 and under no circumstances whatsoever shall the area edged red on the 'Landhouse Plan' annotated additional land accommodating sewage treatment plan received 6 June 2007 be used for the positioning of static caravans at any time.

REASON: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Regulation 22 Submission Draft Core Strategy in the interests of the visual amenities of the area.

3. The terms of occupancy of the site shall be as follows:
 - (i) The caravans/cabins/chalets shall be occupied for holiday purposes only.
 - (ii) The caravans/cabins/chalets shall not be occupied as a person's sole or main place of residence.
 - (iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/cabins/chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with Policies G5 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB3 of the Regulation 22 Submission Draft Core Strategy in order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in (iii) above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. The hedging to the south of the existing site as detailed on drawing M.40/007 and the verge treatment to the widened A682 junction shall be implemented in the first planting season following occupation or use of the development, either in whole or part and shall be maintained for a period of not less than five years to the satisfaction of the Local Planning Authority. The

maintenance shall include the replacement of any plant that 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

5. In respect of the extension to the site the approved landscaping scheme as detailed within the landscaping and planting proposals received on 8 June 2007 and detailed on drawing M.40/003 Rev B received on 19 June 2007 shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 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 above road level. 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 Neps Lane to points measured 120m in each direction along the nearer edge of the carriageway of Neps Lane, from the centre line of the access and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: To ensure adequate visibility at the site egress in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

7. Notwithstanding the submitted plan (M.40/003 Rev B amended 19 June 2007) the emergency egress shall be located 14m further north along Kiln Lane and shall only be available for use in the case of an emergency occurring on site.

REASON: To ensure that the access is fully visible to traffic on Kiln Lane approaching from the north in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

8. Before each and every van is delivered to or taken away from the site any shrubbery or branches overhanging Neps Lane within 60m of the river bridge south abutments and less than 5.2m above road level shall be cut back at least 600mm from the highway boundary.

REASON: To ensure the full width of the highway is available for vehicles manoeuvring in the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

(Mrs Rosthorn spoke against the above application).

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

5. APPLICATION NO: 3/2012/0982/P (GRID REF: SD
PROPOSED GROUND FLOOR REAR EXTENSION TO THE SOUTH EAST
ELEVATION OF THE PROPERTY TO PROVIDE A SAFE SPACE/BESPOKE
SENSORY ROOM FOR SPECIFIC USE BY A DISABLED CHILD AT 1
LANGDALE AVENUE, CLITHEROE

The Head of Planning Services reported that the Town Council had no objections.

GRANTED subject to the following condition(s):

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

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

2. This permission shall be implemented in accordance with the proposal as detailed on drawing number DWG.N0.3.

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

(Councillor Yearling returned to the meeting).

6. APPLICATION NO: 3/2012/0702/P (GRID REF: SD 372366 437831)
RESIDENTIAL DEVELOPMENT OF TWELVE NEW DWELLINGS COMPRISING
OF 1 X DETACHED, 6 X SEMI-DETACHED AND 5 X TERRACED (1 X
MARKET UNIT AND 4 X AFFORDABLE UNITS) 3 AND 4 BEDROOM WITH
ASSOCIATED GARDEN AREAS AND PARKING AT KINGSMILL AVENUE, OFF
MITTON ROAD, WHALLEY

REFUSED for the following reason(s):

1. The proposed development, due to its location in the open countryside, and not either within or immediately adjoining a settlement boundary, does not represent sustainable development as required by NPPF. It would therefore represent inappropriate development in the open countryside contrary to saved Policies H2 and G5 of the Ribble Valley Districtwide Local Plan and Policies DMH2 and DMG2 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.
2. The proposed dwellings, particularly the terrace of five properties, represent an over-intensive and over-prominent feature in the local landscape and would intensify the existing development at Kingsmill Avenue, increasing its urbanising effect upon the immediate locality. As such, the proposal would not enhance the local landscape and would therefore be contrary to saved Policy ENV3 of the Ribble Valley Districtwide Local Plan and Policy DME2 in the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.
3. The proposal would involve the felling of one group of trees and would be likely to have detrimental effects upon the long-term health and stability of additional trees that are shown for retention, all of which are within Group 17 of TPO No 144 – Calderstones Hospital, dated 15 July 1996. The proposal would therefore cause harm to the existing landscape, contrary to saved Policy ENV13 of the Ribble Valley Districtwide Local Plan and Policy DME2 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.
4. The number of parking spaces provided for Plots 8 – 12 inclusive is inadequate and the precise location of these spaces is such that their use would be detrimental to the safety of pedestrians and other users of the highway. The access arrangement for Plots 1 – 3 inclusive would involve vehicles either reversing from or onto the highway at a location relatively close to the junction of Kingsmill Avenue and Mitton Road, which would also be detrimental to the safety of pedestrians and other users of the highway. For these reasons, the proposal is contrary to saved Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. APPLICATION NO: 3/2012/0179/P (GRID REF: SD 373589 436016)
PROPOSED OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT
FOR THE ELDERLY COMPRISING 37 BUNGALOWS AND 40 RETIREMENT
APARTMENTS AT LAND AT ACCRINGTON ROAD, WHALLEY

The Head of Planning Services reported upon letters regarding flooding issues and a response received from the Environment Agency.

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 – 2 under the Section 106 Agreement sub-heading within this report and subject to the following conditions:

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

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

2. No development 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 reprofiled land contours, 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 Policy DMG1 of the Regulation 22 Submission Draft Core Strategy in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement, Proposed Site Location Plan 1637-LOC C amended 4 September 2012 and Indicative Site Plan Drwg No 1637-40J amended 16 November 2012.

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

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

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Regulation 22 Submission Draft Core Strategy in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

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

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Regulation 22 Submission Draft Core Strategy to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. Prior to the commencement of development a detailed method statement for the removal or treatment and control of Giant Hogweed (*Heracleum Mantegazzianum*) and Himalayan Balsam (*Impatiens Glandulifer*) on site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of proposed working methods to be adopted to prevent the spread of the species during any operation 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: To prevent the spread of non-native invasive species Himalayan Balsam in the interests of protecting nature conservation issues in accordance with Policies G1, ENV7, ENV9, ENV10 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1, EN4 and DME3 of the Regulation 22 Submission Draft Core Strategy.

7. 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 in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan and Policy EN5 of the Regulation 22 Submission Draft Core Strategy i

8. Any application for the submission of reserved matters shall include specific measures for the provision of a suitable noise barrier along the western boundary of the proposed car park. The measures so submitted and approved in writing by the Local Planning Authority shall thereafter be implemented in accordance with the approved measures prior to commencement of use of the car park and retained in perpetuity.

REASON: In the interests of residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy,

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

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

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Submission Draft Core Strategy.

10. 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 boxes/roosting sites 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.

The artificial bird/bat boxes shall be incorporated into those dwellings/buildings during the construction of those properties as identified on the submitted and approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of biodiversity in accordance with Policies G1 and ENV7 of the Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation 22 Submission Draft Core Strategy.

11. Prior to commencement of any development works which may affect habitats identified in the baseline ecological survey report a detailed mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include details of the timing of tree works, hedgerow removal in order to avoid the nesting season all works shall proceed in accordance with the approved strategy with any amendments agreed in writing.

REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation 22 Submission Draft Core Strategy.

12. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on the survey of existing trees (drawing no. c-812-01 all on site trees – T1/2/3 & all off site trees inclusive) shall be protected in accordance with the BS5837 2012 (Trees in Relation to Construction) the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Council's Countryside/Tree Officer.

A tree protection – monitoring schedule shall be submitted to and approved in writing by the Local Planning Authority with the tree protection measures so approved being inspected by the Local Planning Authority before any site works are begun.

The root protection/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/exclusion 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 Planning 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 considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

13. 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 and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

14. 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 and Policy DME5 of the Regulation 22 Submission Draft Core Strategy.

15. The flood compensation scheme outlined in the report dated 24 August 2012 and referenced SMB/557/2383 by Herrington Consulting shall be constructed and completed in full to the satisfaction of the Local Planning Authority prior to the commencement of any other development on site.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and that there is no net loss of flood storage as a result of the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

16. All ground floor levels shall be set at 46.60m Above Ordnance Data (AOD).

REASON: To reduce the danger to indented occupants of the building(s) from potential flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

17. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year return period critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion and the location of the proposed storage tanks or pipes which must not be located within the flood plain.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

18. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order with or without modification, no structure shall be erected within the flood storage area as delineated within the letter report by Herrington Consulting dated 24 August 2012; reference SMB/557/2383 and the revised illustrative site layout (drawing No 1637-40H).

REASON: To prevent the erection or construction of any features which may detrimentally affect or reduce the flood storage capacity of the site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

19. No development shall take place until the proposed wildlife pond as shown on the revised illustrative site layout (dwg. No. 1637-40J) is constructed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proposed development contributes to improving the biodiversity value of the site in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy EN4 of the Regulation 22 Submission Draft Core Strategy.

20. No development shall commence until details of a lighting scheme (location, type, light direction and intensity) have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details to demonstrate how artificial illumination of important wildlife habitats (the River Calder and its banks, trees with bat roost potential, hedgerows used by foraging and commuting bats) is minimised. The approved lighting scheme shall be implemented in accordance with the approved details.

REASON: In order to avoid adversely affecting the natural behaviour of protected species in accordance with Policies ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policy EN4 of the Regulation 22 Submission Draft Core Strategy.

21. The development hereby approved shall not exceed 77 dwelling units consisting of 37 bungalows and 40 apartments in accordance with the submitted Proposed Site Plan reference 1637-040 Amendment J received by the Local Planning Authority on 16th November 2012.'

REASON: In order that there is no ambiguity in the decision notice over what amount of development has been approved.

22. Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the Local Planning Authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition. In the event that site investigations demonstrate that a gravity fed foul water system is not possible, the foul water pumping station shall have a maximum foul pumping rate set at no greater than 5 l/s and shall include sufficient storage to comply with the design criteria outlined in SFA 6th Edition.'

REASON: To ensure sufficient details are submitted detailing the proposed means of drainage of the site in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

23. Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall

be submitted to and approved in writing by the Local Planning Authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details. Unless otherwise agreed in writing, the approved foul drainage scheme shall only connect to the foul sewer network at either manhole reference 5108 or manhole reference 5102 identified in the letter from David Wallbank of PSA Design to Daniel McDermott of United Utilities dated 13th June 2012.'

REASON: To ensure sufficient details are submitted detailing the proposed means of drainage of the site in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

24. Prior to the commencement of any phase of development, details for how foul and surface water shall be drained on separate systems shall be submitted to the Local Planning Authority and approved in writing for that phase. The development shall be completed, maintained and managed in accordance with the approved details.'

REASON: To secure proper drainage and to reduce the risk of flooding in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

25. Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles and evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no surface water shall discharge into the public sewerage system, directly or indirectly, in accordance with the submitted application form and flood risk assessment submitted by Graham Sanderson of PSA Design Dated 14th February 2012 reference T1528-D-01. The development shall be completed, maintained and managed in accordance with the approved details.'

REASON: To secure proper drainage and to reduce the risk of flooding in accordance Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

26. Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

27. Prior to commencement of development details of the proposed car park including timing of the works, management responsibilities and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The car park shall thereafter be provided in accordance with the details so approved.

REASON: In the interests of amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Submission Draft Core Strategy.

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 Environment Directorate for further information.
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.
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. This outline planning permission shall be read in conjunction with the Legal Agreement accompanying this application.

(Mr Gee spoke in favour of the above application. Dr Harper spoke against the above application).

8. APPLICATION NO: 3/2012/0738/P (GRID REF: SD 372552 435959)
PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF DALE VIEW
COMPRISING 10 PROPERTIES (7 OPEN MARKET AND 3 AFFORDABLE)
WITH THE DEVELOPMENT TO INCLUDE THE CONSTRUCTION OF AN
ACCESS ROAD AND TURNING HEAD TO LCC CRITERIA AND THE

CONSTRUCTION OF GARAGES AND CREATION OF GARDEN AREAS ON LAND OFF DALE VIEW, BILLINGTON

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 the 'Section 106 Agreement Content' sub-heading within this report and subject to the following conditions:

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

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

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

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

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

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

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

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West England Regional Spatial Strategy 2021.

5. Prior to the commencement of the development hereby permitted in outline, a scheme for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the drainage of the site on a separate system with only foul drainage connected into the combined sewer with surface water discharging to the soakaway watercourse. The scheme shall be constructed and completed in accordance with the approved details.

REASON: To ensure satisfactory drainage of the site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. The submission of reserved matters in respect of scale and appearance, and the subsequent implementation of the development, shall be carried out in substantial accordance with the Design and Access Statement submitted with the application.

REASON: For the avoidance of doubt to determine the scope of the outline permission.

7. No scrub clearance shall take place during the optimum breeding/nesting period February to September until a bird survey has been carried out, by a suitably qualified ecologist, to establish the presence of common breeding birds/bird species as identified on the RSPB register of birds of conservation concern/East Lancashire Ornithological data base.

REASON: To protect species protected in law/of conservation concern against harmful activities of development in order to comply with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. The development hereby permitted shall not be commenced until details of the landscaping of the site, species mix, plant type and density have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall incorporate new tree lines and hedgerows as well as shrub areas.

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 that 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. and Policy DMG1 of the Core Strategy 2008-2028- A Local Plan for Ribble Valley Regulation 22 Submission Draft.

NOTE(S):

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath no's 40 and 41 in the Parish of Billington affect the site.
2. The applicant is advised that a public sewer crosses the site and that, in the event that this is to be retained in its existing position, United Utilities would require a 6m wide access strip, 3m either side of the centre line. This is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption". Any alternative proposal to divert the public sewer should be the subject of discussion/agreement between the applicant/developer and United Utilities.

9. APPLICATION NO: 3/2012/0785/P(GRID REF: SD 375444 443028)
OUTLINE APPLICATION WHICH INCLUDES DEMOLITION AND PART
DEMOLITION OF EXISTING HOSPITAL AND ENABLING RESIDENTIAL
DEVELOPMENT AT CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE

The Head of Planning Services informed Committee that there would be additional conditions and a change to the mechanics of the Section 106 Agreement, should this application be supported.

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

In the event that the Inspector is minded to allow the appeal the Council requests that the following conditions be imposed:

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

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

2. No development shall begin until detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, details of public open space, provision and equipment, 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 Policy DMG1 of the Regulation 22 Draft Submission Core Strategy in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

3. The submission of reserved matters in respect of layout, scale, appearance, landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement and illustrative plan reference, AR/WS1XX/PL/100/007A which includes the retention of the main hospital building.

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

4. No part of the dev hereby approved shall commence until a scheme for the access and the off-site highway improvements have been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMI2 of the Regulation 22 Draft Submission Core Strategy in order to satisfy the Local Planning Authority and the Highway Authority that the final details of the highway scheme/work are acceptable before work commences on site.

5. Prior to occupation of the 1st dwelling a residential Travel Plan to improve accessibility of the site by sustainable modes 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:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure, covered cycle parking
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced
- 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 and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

6. No development shall begin until details for the provision of surface water drainage works including a scheme for 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 shall be completed in accordance with the approved plans.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Regulation 22 Draft Submission Core Strategy to reduce the increased risk of flooding.

7. In the event that 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) should be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. Works should then be carried out in accordance with the approved strategy.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy to ensure that any required remediation strategy will not cause pollution of ground and surface waters both on and off site

8. No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Draft Submission Core Strategy.

9. No development shall take place until details of the provisions to be made for artificial bird (species) nesting sites/boxes have been submitted and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for bird species of conservation concern and reduce the impact

of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Regulation 22 Draft Submission Core Strategy.

10. No development shall begin until a detailed mitigation strategy has been submitted to and approved in writing by the Local Planning Authority to assess the impact of any works that may affect species identified in the Phase 1 Habitat Survey, their breeding sites or resting places. The details submitted shall include protection, mitigation and enhancement measures in accordance with the Impact Assessment details identified in the Phase 1 Habitat Survey (paras 4.1-4.6 inclusive).

The biodiversity mitigation measures as detailed in the approved mitigation plan shall be implemented in accordance with any specified timetable and completed in full prior to substantial completion or first bringing into use of the development, whichever is the sooner.

REASON: In order to reduce the impact of the development on biodiversity and bat/bird species in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan DMG1, EN4 and DME3 of the Regulation 22 Draft Submission Core Strategy.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified on any Tree Constraints Plan and in the Arboricultural Constraints Appraisal dated 21 July 2008 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 ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

12. 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) Details of how the hospital façade will be protected during construction work.

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

13. 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 EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of the Regulation 22 Draft Submission Core Strategy.

14. No development shall commence until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the site will be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to either soakaway or watercourse and may require the consent of the Environment Agency. Such a scheme shall be constructed and completed in accordance with the details so approved.

REASON: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Regulation 22 Draft Submission Core Strategy.

15. The development shall not begin until a scheme for the provision of over 55's housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The housing shall be provided in accordance with the approved scheme and shall include:

- i. the numbers, type, tenure and location on the site of the housing provision to be made which shall consist of not less than 15% of the total housing units on the site;
- ii. the timing of the construction of the over 55's housing and its phasing in relation to occupancy of the remainder of the housing units on site;
- iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable over 55's housing and means by which such occupancy criteria shall be enforced.

REASON: In accordance with Policies H19 and H21 of the Ribble Valley Districtwide Local Plan. Policy DBH1 of the Regulation 22 Submission Draft of the Core Strategy and the Council's Addressing Housing Needs document.

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

REASON: To ensure and safeguard the recording and inspection of matters of archaeological historic importance associated with buildings to comply with NPPF.

17. No demolition or development shall take place until a protected species survey [bats] has been carried out during the optimum period of May to September in accordance with the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The results of the updated survey shall be submitted to the Local Planning Authority Countryside Officer and Natural England.

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

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

REASON: To ensure that there are no adverse affects on the favourable conservation status of a protected species – bats. To protect the bat population from damaging activities and reduce or remove the impact of development and to comply with Policies G1 and ENV7 of the Districtwide Local Plan and Policy ENV4 of Regulation 22 Submission Draft of the Core Strategy.

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 Oliver Starkey, Public Realm Manager, Lancashire County Council, Willows Lane, Accrington, BB5 0RT (01254 770960).
2. 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.

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

10. APPLICATION NO: 3/2012/0786/P (GRID REF: SD 375535 443062)
PROPOSED ERECTION OF TWO STOREY COMMUNITY HOSPITAL INCLUDING ACCESS PARKING AND INFRASTRUCTURE WORKS AS WELL AS BOUNDARY TREATMENT AND LANDSCAPING AT LAND ADJACENT TO CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE

The Head of Planning Services informed Committee that in dialogue with the County Surveyor, a Section 106 Agreement was no longer required but a highway condition would be added.

GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development as shown on plans reference: AR/WS/XX/PL/100/0001/A Location Plan, AR/WS/XX/PL/110/005/P Illustrative Site Plan, AR/WS/XX/PL/100/004/B Site Plan, AR/WS/XX/EL/251/001/B Elevations, AR/XX/001/EL/251/019/A Elevations of External Buildings, AR/XX/01/PL/208/001/E Floor Plan, AR/XX/01/PL/208/001/F Floor Plan, AR/XX/RS/PL/240/001/E Roof Plan, AR/WS/XX/SE/251/001/B Section Plan and AR/WS/XX/SE/251/001/B Section Plan.

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

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved 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 DMG1 of Regulation 22 Draft Submission Core Strategy.

4. The development hereby permitted shall be in accordance with the landscaping scheme and arboricultural report submitted with the application.

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

REASON: In the interests of the amenity of the area and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Draft Submission Core Strategy.

5. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works or highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This shall be implemented in accordance with a timescale agreed by the Local Planning Authority.

REASON: In the interest of highway safety and to comply with Policy G1 and T1 of the Districtwide Local Plan.

6. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to encourage renewable energy and comply with national guidance on climate change and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policy DME5 of Regulation 22 Draft Submission Core Strategy.

7. Prior to occupation of the 1st dwelling a residential Travel Plan to improve accessibility of the site by sustainable modes 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:

- Appointment of a named Travel Plan Co-ordinator
- Travel survey
- Details of cycling, pedestrian and public transport links to the site
- Details of secure, covered cycle parking
- SMART Targets for non-car modes of travel
- Action plan of measures to be introduced
- Details of arrangements for monitoring and review of the Travel Plan
- A mechanism for delivery of the travel plan including financial contributions of up to £6000.

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: In order to encourage sustainable transport and to comply with Policy G1 of the Districtwide Local Plan.

8. Prior to the commencement of development, details of a scheme for the diversion of the culverted watercourse flowing through the site shall be submitted to and approved by the Local Planning Authority. Such details shall demonstrate that there will be no built development over the diverted watercourse and shall include the route, size, materials, depth, levels and method of construction. The works shall be constructed and completed in accordance with the approved plans.

REASON: To ensure a satisfactory form of development and in the interests of land drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9. The concrete tank structures identified in the Phase 1 Desk Study undertaken by Ian Farmer Associated for Clitheroe Hospital, Clitheroe (June 2008; reference 40370) represent potential sources of contamination that have not been considered in the site investigation. If, during development, contamination associated with these tanks not previously identified is found to be present 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 amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

10. 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: To ensure that the development complies with approved details in the interests of the protection of controlled waters in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the Arboricultural Survey, dated the 21st July 2008 [trees T1 – T94/G1-G6 & H1-H3 inclusive] 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 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/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/exclusion 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 is 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 potential adverse affects of development.

In order to comply with planning policies G1, ENV13 of the District Wide Local Plan and Policies DMG1 and DMG3 of Regulation 22 Submission Draft of the Core Strategy.

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

12. Prior to commencement of development a scheme detailing works of off-site highway improvements, including measures to promote sustainable transport, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall detail the works, timing and mechanism of delivery and thereafter be implemented in accordance with the details so approved.

REASON: In the interests of highway safety and in accordance with Policy G1 of the Districtwide Local Plan and DMG1 of Regulation 22 Submission Draft Core Strategy.

11. APPLICATION NO: 3/2012/0940/P(GRID REF: SD 375793 444047)
PROPOSED VARIATION TO CONDITION 13 OF PLANNING PERMISSIONS 3/96/0772/0773/0774 TO ALLOW PART OF LANEHEAD QUARRY TO BE DEEPEMED TO MINUS 31 METRES AOD (ABOVE ORDNANCE DATUM)

The Head of Planning Services reported that the applicant had raised concern about one of the recommendations.

RECOMMENDATION: Advise Lancashire County Council that whilst there are no objections in principle and the following matters should be considered:

- The surface finish and dust suppression of the proposed haul road @ approx 29m AOD to be created on benching to/from Bellman Quarry.
- All vehicles operating on site/in the quarry shall be fitted with 'white noise' reversing safety systems.
- The haul road be required to be a maintained metalled surface and for suitable permanent water suppression system to be required along its length.

12. APPLICATION NO: 3/2012/0945/P (LBC) (GRID REF: SD 374275 441545)
TO STRIP AND REMOVE ALL FIXTURES AND FITTINGS FROM WOONE LANE TOILETS. BLOCK UP THE ENTRANCES TO THE FEMALE CUBICLES AND TO THE MALE TOILETS. TO INFILL THE FOOTPRINT OF THE STRUCTURES WITH SOIL, TO COMPACT DOWN, AND MAKE GOOD. SUPPLY AND INSTALL A METAL MESH ROOF OVER THE ENTRANCE TO THE FEMALE TOILETS. TO LEVEL AND LANDSCAPE AND MAKE GOOD ALL

SURFACES DISTURBED AT WOONE LANE PUBLIC TOILETS, WOONE LANE, CLITHEROE

RECOMMENDATION: That the Director of Community Services be authorised to convey to the Secretary of State the Borough Council's support for the granting of listed building consent with the conditions below:

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by letter received on 21 November 2012.

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

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

REASON: In order to safeguard the character, appearance and significance of the listed buildings, Clitheroe Conservation Area and Clitheroe Castle Registered Park and Garden of Special Historic Interest.

525 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:

526 APPLICATIONS APPROVED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0071/P	Application for the discharge of condition no. 6 (Bat survey), 7 (tree protection plan and method statement), 8 (surface water), 9 (site contamination), 10 (surface water restriction) and 11(foul/surface water disposal) of planning consent 3/2010/0001P	Cobden Mill Whalley Road Sabden
3/2012/0640/P	Application to discharge condition 3 (Surface Water Regulation), condition 4 (Disposal of Foul and Surface Water), condition 7 (Details of Solar Thermal Systems),	Land off Pendle Drive Whalley
Cont/		

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
Cont...	condition 8 (Artificial Bird/Bat Nesting Sites/Boxes), condition 9 (Woodland Management Plan), condition 10 (Updated Protected Species Survey), condition 12 (Assessment of Trees), condition 13 (Protection Measures for Badgers/Setts), condition 14 (Desk Top Study/Site Investigation/Method Statements Relating to Potential Contaminates) and condition 16 (Site Access/Island Works) of planning permission 3/2011/0837/P	
3/2012/0666/P	Internal refurbishment and provision of rear dormer to create increased bedroom space and en suite to the first floor	104 Chatburn Road Clitheroe
3/2012/0800/P	Proposed erection of 11no. Light Columns	Samlesbury Aerodrome Myerscough Road Balderstone
3/2012/0802/P	Proposed demolition of existing garage and stable buildings, and replacement with garage building linked to house via glazed porch (Re-submission)	Pepper Hill Wiswell
3/2012/0810/P	Proposed single storey extension	3 Chapel Close Old Langho
3/2012/0814/P	Proposed first floor extension to dormer on front elevation to create additional bedroom accommodation	67 Pasturelands Drive Billington
3/2012/0818/P	Proposed car-port to rear of the garage to provide a covered storage area	Brookside Garage Ltd Padiham Road, Sabden
3/2012/0822/P (LBC)	Take down and rebuild front elevation wall above first floor window lintels	St Mary's Vicarage 17 Church Street Clitheroe
3/2012/0827/P	Proposed replacement porch to the rear and a new store to the side elevation	11 Lingfield Avenue Clitheroe
3/2012/0830/P	Proposed side extension to an existing garage. Re-submission	3 Spinney Croft Longridge
3/2012/0835/P	Single storey studio/utility room extension to rear of the dwelling	64 Pendle Drive Whalley

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0838/P (LBC)	Application for consent to alter or extend a listed building in association with proposed change of use from Class B1 office to Class C3 residential (two houses)	Stanley House Lowergate Clitheroe
3/2012/0839/P	Change of use from Class B1 – office to Class 3 – residential (two houses)	Stanley House Lowergate, Clitheroe
3/2012/0841/P	Proposed single storey rear extension	13 Woodfield View Whalley
3/2012/0842/P	Proposed signage (1 x externally illuminated fascia sign and 1 x externally illuminated hanging sign)	10 Market Place Clitheroe
3/2012/0844/P	Proposed classroom and office extension	Blackburn Rovers Academy Brockhall Village Old Langho
3/2012/0845/P	Discharge of condition 4 (Renewable Energy), condition 5 (Surface Water Drainage Scheme), condition 6 (Surface Water Regulation System), condition 7 (Desk Top Study Previous Site Uses), condition 13 (Landscape Management Plan) and condition 15 (Site Access and Highway Improvement) of planning permission 3/2011/0247/P	land off Chapel Close Low Moor Clitheroe
3/2012/0848/P	Temporary siting of a 50m meteorological mast	Huntroyde Home Farm Huntroyde West Whins Lane, Simonstone
3/2012/0852/P	Raise the roof of the existing house. Proposed two-storey extension to provide garage and dressing/en-suite. Re-submission of application 3/2012/0159	6-8 Knowsley Road Wilpshire
3/2012/0853/P	Change of use of residential flat on first and second floors to Class A1 retail use (hairdressers) to be operated in conjunction with existing hairdressers on the ground floor (retrospective application)	40 King Street Clitheroe
3/2012/0856/P	Stone Built Garden Storage Shed 5m x 5m	Waddow House Clitheroe Road Waddington

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0871/P	Application for the discharge of condition No.2 (Programme of building recording and analysis) and condition No.3 (Bat Survey) of planning permission 3/2011/0481P	Dean Farm Sabden
3/2012/0872/P	Resubmission of proposed engineering operations to form earth banked slurry lagoon and laying of concrete railway sleepers to form cow track across land and new agricultural access	Brickroft Lane at Hodder Bank Farm Dunsop Road Whitewell
3/2012/0885/P	Proposed extension to existing goat housing to form through passage to all buildings and goat handling area. Roof only, phase 1 of a two-phase plan	Pasture House Farm West Marton Skipton
3/2012/0925/P	Application for the renewal of planning permission 3/2009/0840P for a proposed lounge and bedroom extension and porch	Mellor House 15 Mellor Lane Mellor
3/2012/0933/P (LBC)	Installation of date stone within original date stone enclosure to depict original build date and restoration date	Stanley House Further Lane Mellor
3/2012/0936/P (LBC)	Repair of jambs in relation to bottom left-hand window	16 Talbot Street Chipping
3/2012/0951/P	Application to discharge condition No.3 (materials) of planning consent 3/2012/0701	Ivy Cottage Newton-in-Bowland
3/2012/0966/P	Application for the renewal of planning permission 3/2009/0996P for a single storey extension to provide a utility room and two storey extension to form new entrance, cloakroom, study and enlargement of existing bedroom	Olive Cottage off Smalden Lane Grindleton
3/2012/0979/P	Application for a non-material amendment to planning permission 3/2011/0307P, for a footpath, rather than a service strip, in front of plots 81 to 89 and redesigned car parking area for plots 89 to 95 inclusive	Barrow Brook Business Village Barrow

APPLICATIONS REFUSED

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2011/0734/P	Proposed erection of 1 no. 10Kw Evoco Wind Turbine on 15m high mast	The Brows Farm Higher Road Longridge	Contrary to the requirements of NPPF, Planning for Renewable Energy: A Companion Guide to PPS22, Local Plan Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 and ENV19, and the Planning (Listed Buildings and Conservation Areas) Act 1990. Impact on MOD ATC and Range Control radars, highly visible, incongruous, prominent feature, detrimental to visual amenity of AONB, impact on enjoyment of walkers and adverse visual impact on the character, setting and appearance of Listed Building.
3/2012/0716/P	Proposed erection of a new agricultural building, creation of new access track across land to building from existing access gate	Land off Trapp Lane Simonstone	Policies G1, G5 and ENV3 – building not justified on agricultural grounds, therefore unnecessarily detrimental to the visual amenities of the locality.
3/2012/0788/P	Proposed alteration of existing highway boundary and formation of 6	1, 2 & 3 Greendale View Main Street Grindleton	Contrary to Local Plan Policies, the NPPF and the Planning (Listed Buildings and Conservation Areas)
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	off-street car parking spaces for three properties. Including demolition of existing bus shelter, replacing with modern bus-shelter frame		Act 1990. Approval of this proposal would have an adverse visual impact on the character, setting and appearance of the street scene, adjacent Listed Buildings and the CA that neither preserves or enhances this location. Refusal on highway safety grounds.
3/2012/0790/P	Retention of stable block with covered midden and construction of an outdoor arena for use as a commercial livery	Gamekeepers Cottage Park Road Gisburn	Impact upon historic park and garden and the setting of listed buildings contrary to Policies ENV21, ENV19, G1, ENV3, ENV13, RT1 and ENV14 of the RVDLP.
3/2012/0801/P	Existing East elevation fascia sign board re-sited to the North elevation, new fascia sign board to East elevation, existing window graphic removed and new polycarbonate window graphic installed into the existing window to East elevation and re-instate the poster frame to the North	Stonebridge Off-Licence 1 Whittingham Road Longridge	Contrary to Local Plan Policies G1 and ENV16, Key Statement ENV5 and Policy DME4 of the RVBC Core Strategy 2008-2028 (reg.22 submission draft), guidance within the NPPF and Planning (Listed Buildings and Conservation Areas) Act 1990 – Adverse impact on character and appearance of Longridge Conservation Area.
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...	elevation (2 x fascias signs and 8 x other signs)		
3/2012/0823/P	Proposed conversion of Old School House at Lane Ends into a three-bedroom dwelling house (Re-submission).	Old School House Lane Ends Grindleton	Contrary to paragraphs 56, 60, 64, 115, 126, 128, 129, 131, 133 and 135 of NPPF and Policies G1, ENV1, H16 and H17 of the Local Plan. Proposal would be visually harmful to the streetscene, to the detriment of the character of the building, and would visually affect the character, appearance and setting within the AONB.
3/2012/0824/P	Change of use from booking office to walk in booking office to include creation of additional parking at Ground Floor Office	6 Abbey Works Back King Street Whalley	G1 and NPPF – Detrimental to highway safety and neighbouring amenity.
3/2012/0826/P	1 x free standing double sided internally illuminated forecourt sign	76 Mitton Road Whalley	G1 – Unsympathetic and out of character for residential area to the detriment of residential amenity.
3/2012/0834/P	Agricultural livestock building	The former Sewage Works Sabden	G1, G5, ENV1 – Unjustified development detriment to visual amenity.

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
3/2012/0843/P	Proposed change of use from Bakery (Class A1) to Betting Shop (Class A2) including alterations to shop front. Includes erection of 3 x 900mm satellite dishes to roof of ground floor rear outrigger	10 Market Place Clitheroe	The proposed change in use of the property is contrary to Local Plan Policy S3, Paragraph 23 of the NPPF and Policy DMR1 of the emerging Core Strategy: 2008 - 2028 - A Local Plan for Ribble Valley (Regulation 22 Submission Draft). The proposed replacement shop front is considered contrary to guidance contained within Local Plan Policies G1 and ENV16, the NPPF, paragraphs 178 and 190 of the HEPPG, and the Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/0846/P	Temporary advertising hoarding situated in the café car park (retrospective application)	Strawberry Fields Main Street Gisburn	Policy G1 – Detriment to visual amenity.
3/2012/0849/P	Part single/ part double rear extension incorporating garage and dormers	Goose Chase Preston Road Ribchester	G1, H10, SPG – Incongruous, dominant and prominent additions harmful to visual amenity.
3/2012/0862/P	Outline application for 9 dwellings on land	Fell View Barnacre Road Longridge	The submitted development, by virtue of its layout, scale, massing,
Cont/			

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>	<u>Reasons for Refusal</u>
Cont...			design, siting and orientation, proposes a scheme contrary to guidance within the NPPF and Policy G1 of the Districtwide Local Plan.
3/2012/0897/P 3/2012/0898/P	Alterations to a Grade II listed building both internal and to rear elevation	2 Abbey Croft The Sands Whalley	The proposal has an unduly harmful impact upon the character and significance of the listed building because of the loss of important historic fabric and alterations to historic plan form. Contrary to Policy ENV20 of the Local Plan.

528 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0923/P	Application for a Lawful Development Certificate for a proposed single storey extension and alteration of an existing garage to be used for domestic purposes	1 Sawley Avenue Simonstone

529 APPLICATIONS WITHDRAWN

<u>Plan No:</u>	<u>Proposal:</u>	<u>Location:</u>
3/2012/0607/P	Extension of existing fence, car park crossing point, alteration of public right of way, modification of air intake duct, installation of trolley shelter, satellite dish and extract	E H Booth & Co Ltd Berry Lane Longridge
3/2012/0648/P	Erection of garden walls, gates and store and removal of existing conifers and store shed	Showley Fold Farm Dixon Road Longridge
3/2012/0817/P	Retention of agricultural dwelling and alterations	Park Style Leagram

3/2012/0863/P CF 50kw wind turbine, 39.65m high Handlesteads
 from blade to tip Collins Hill Lane
 Chipping

530 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>No of Dwellings</u>	<u>Progress</u>
3/2010/0078/P	Old Manchester Offices Whalley New Road Billington	20/5/10	18	With agent and applicants solicitor
3/2012/0065/P	Land off Dale View Billington	24/5/12	12	With applicants solicitor
3/2011/1064/P	Sites off Woone Lane a) rear of 59-97 Woone Lane & b) Land to South-West of Primrose Village phase 1, Clitheroe	21/6/12	113	Signed - awaiting issue of decision notice
3/2012/0014/P	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With applicants solicitor
3/2012/0379/P	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With applicants agent
3/2012/0497/P	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Legal
3/2012/0420/P	Land North & West of Littlemoor Clitheroe	8/11/12	49	With Planning
3/2012/0617/P	Land off Clitheroe Road Barrow	8/11/12	7	With Planning
3/2012/0623/P	Land at 23-25 Old Row Barrow	8/11/12	23	With Planning
	<u>Non Housing</u>			
3/2011/0649/P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
3/2012/0455/P	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Deed of Variation With applicants solicitors

531

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>
3/2011/0300 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	-	New hearing date to be agreed	
3/2011/0025 O	25.6.12	J-J Homes LLP Outline planning application for residential development (ten dwellings) Land off Chatburn Old Road Chatburn	-	Procedure has now been changed - appeal will be dealt with via a Public Inquiry, date to be agreed	
3/2012/0158 C	6.7.12	LPA Receiver for Papillion Properties Ltd Outline application for the erection of 73 open market detached dwellings and 31 social housing properties Site 2 Barrow Brook Business Village Barrow	-		APPEAL ALLOWED
3/2011/0893 D	10.7.12	Mr F P Cherry Outline application for one dwelling situated in the old car park at Hodder Place Old Car Park Hodder Place Stonyhurst	WR	-	APPEAL DISMISSED 8.11.12
3/2012/0390 O	28.8.12	Mr Julian Hindle, Haydock Developments Ltd Proposed erection of a dwelling Land between 52 & 54 Knowsley Road Wilpshire	WR	-	AWAITING DECISION

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site:</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2012/0327 O	31.8.12	Commercial Estates Group (CEG) Mixed use development comprising residential (C3); nursing home (C2); car parking; open space and ancillary landscaping Land to the East of Clitheroe Road (Lawsonsteads), Whalley	–	Inquiry cancelled	– APPEAL WITHDRAWN 16.11.12 Cost application submitted.
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	–		AWAITING DECISION
3/2012/0259 D	25.9.12	Mr A Ball Proposed new vehicle/pedestrian access to site Seven Acre Cottage Forty Acre Lane Longridge	WR	–	Awaiting site visit
3/2012/0584 D	28.9.12	Mr Peter Kenrick Proposed rear extensions and alterations to existing dwelling 2 Blackburn Road Ribchester	Householder appeal	–	AWAITING DECISION
3/2012/0401 Non-determination	12.10.12	Phillips Property Limited Outline application for the proposed re-development of the site for residential purposes 51-53 Knowsley Road Wilpshire	WR	–	Awaiting site visit
3/2012/0499 D	2.11.12	Miss Jilly Farthing Single storey side extension to dwelling The Granary at Bulcocks Farm Pendleton	Householder appeal	–	Notification letter sent 6.11.12 Questionnaire sent 9.11.12
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	–	Notification letter sent 23.11.12 Questionnaire sent 27.11.12 Statement to be sent by 25.12.12

<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>
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	–	Notification letter and questionnaire to be sent by 30.11.12 Statement to be sent by 28.12.12

532 CONSULTATION DOCUMENT – EXTENDED PERMITTED DEVELOPMENT RIGHTS FOR HOME OWNERS AND BUSINESSES

The Director of Community Services submitted a report requesting Committee's observations in relation to the consultation document published in November 2012 relating to extending permitted development rights for home owners and businesses. He highlighted the five main elements of the consultation which included domestic extensions; extensions to shops professional and financial services; office proposals; industrial buildings and installation of broadband infrastructure. The report included the completed consultation response form for Committee's approval.

RESOLVED: That Committee authorise the Director of Community Services to respond in accordance with the consultation response form.

533 PERFORMANCE MANAGEMENT IMPROVEMENT MEASURES – DEVELOPMENT MANAGEMENT

The Director of Community Services submitted a report advising Members on the government's report in relation to the Growth and Infrastructure Bill and how it refers to poor performing authorities with the possible sanction of decision making being taken away from these authorities. It was evident that two of the main benchmarks for poor performing authorities were speed in decision making and number of applications overturned. Recently, this has meant that Ribble Valley Borough Council had been identified as one of the poor performing authorities. The report went on to identify some measures which would assist in driving efficiency and result in speedier determination of planning applications. This would include a slight increase in delegation by increasing the threshold from 3 to 10 individual household objections in relation to the ability to improve a scheme under delegation and to be given authority to refuse schemes that relate to applications submitted by members of staff or close relations. Allowing delegation for decisions to be made on schemes that are less than 10 units would also speed up the system. Another way would be to use planning conditions in place of Section 106 Agreements where it was appropriate and in accordance with guidance from the Planning Inspectorate. This had been discussed at a recent Strategic Housing Group meeting where Members had confirmed that this would be acceptable.

RESOLVED: That Committee

1. approve the revised changes to the delegation scheme to include:
 - applications of up to 9 dwellings
 - ability to approve applications providing fewer than 10 objections from separately addressed residents received by date of consultation at the time of preparing the report, whatever is the later
 - ability to refuse staff and member related applications ; and
2. endorse the procedure to use planning conditions where possible rather than the use of Section 106 Agreements, with particular reference to affordable housing elements.

534 HOUSING LAND AVAILABILITY

The Chief Executive submitted a report informing Committee on the most recent results of the Housing Land Availability survey. The Head of Regeneration and Housing however did report that in the light of an appeal lost at Barrow, the methodology for the five year supply would need to be revisited with a review of the sites. This would be reported to the next meeting.

RESOLVED: That the report be noted.

535 APPEALS

- (a) 3/2011/0893/P – Old Car Park, Hodder Place, Stonyhurst – appeal dismissed.

536 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representative on outside bodies.

537 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Categories 2 and 3 of Schedule 12A of the Local Government Act 1972, the press and public be now excluded from the meeting.

538 CORE STRATEGY UPDATE

The Chief Executive submitted a report updating Committee on the Core Strategy and asking them to consider the implications for progressing the Examination. Following the submission of the Council's proposed Core Strategy to the Secretary of State for Examination, the Inspector had subsequently responded expressing his view that at present his concerns regarding the extent to which the underpinning evidence base is out of date remain and consequently would not pass scrutiny in his view at Examination. Following these comments, the Inspector had indicated two principal options as a way forward to either suspend the Examination or withdraw the submitted Strategy. Either of the approaches would delay the progress of the Core Strategy and require as a

starting point the evidence base to be updated. This would also have resource implications with regard to the use of consultants and staff time.

It was felt that establishing a working group would help progress the work required.

RESOLVED: That Committee

1. agree to carry out the necessary work to update the evidence base and seek the agreement of the Inspector to a suspension of the Examination for a minimum of six months;
2. establish a working group to progress the Local Development Framework; and
3. recommend to Policy and Finance Committee a request for additional resources to progress the Core Strategy in line with the proposals as set out in the report and consideration by the proposed working group.

The meeting closed at 9.02pm.

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