

Minutes of Planning and Development Committee

Meeting Date: Thursday, 14 February 2013 starting at 6.30pm
Present: Councillor T Hill (Chairman)

Councillors:

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

In attendance: Director of Community Services, Head of Planning Services, Head of Regeneration and Housing, Head of Legal and Democratic Services and Senior Planning Officer x 2.

Also in attendance: Councillors S Hirst and K Horkin.

650 APOLOGIES

There were no apologies for absence from the meeting.

651 MINUTES

The minutes of the meeting held on 17 January 2013 were approved as a correct record and signed by the Chairman.

652 DECLARATIONS OF INTEREST

Councillor J Rogerson declared an interest in planning application 3/2012/1034/P.

Councillor J Holgate declared an interest in agenda item 6 – non-determination of planning application 3/2012/0630/P.

653 PUBLIC PARTICIPATION

There was no public participation.

654 PLANNING APPLICATIONS

1. APPLICATION NO: 3/2012/0346/P (GRID REF: SD 374074 438457)
OUTLINE APPLICATION FOR MIXED B1, B2 AND B8 INDUSTRIAL USE
INCLUDING MEANS OF ACCESS ON LAND OFF HEY ROAD, BARROW

GRANTED subject to the following condition(s):

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

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

2. No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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 Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft 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. The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design and Access Statement submitted in support of the application; and in substantial accordance with the submitted illustrative drawing number HINE/02DWG03A.

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

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

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

5. Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage system has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to the commencement of development, details of surface water drainage and means of disposal, 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 of any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall enter the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has 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 importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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 implemented 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.

9. The development hereby permitted in outline shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing

by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 9 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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 being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

11. The details of the landscaping of the site (condition 9) shall include the provision of a tree planted earth mound along the western boundary of the site (which shall have a minimum width of 10m and shall be in substantial accordance with submitted illustrative layout drawing number HINE/02DWG03A). This shall include details of the number and species of trees to be planted and their distribution on the mound.

The mound shall be formed and the planting shall be carried out in accordance with the timescale that has first been agreed in writing by the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of not less than 5 years following its implementation. This maintenance shall include the replacement of any tree which is removed or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to that originally planted.

REASON: In the interests of the amenities of the future occupiers of dwellings on the approved residential development site to the west of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

12. The submitted reserved matters relating to any of the proposed units shall include details of the sound insulation specifications of the building. The buildings shall then be constructed and permanently maintained in accordance with the agreed specifications.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13. Prior to the first occupation of any of the units hereby permitted in outlined, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14. Prior to commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase 1 (desk study) Investigation Report by PSA Design that was submitted with the outline application and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

15. No site clearance, site preparation or development works to commence until a fully detailed habitat creation/compensation and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with their ecological advisors.

REASON: In the interests of the ecology of the site and to comply with Policy G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulations 22 Submission Draft.

NOTES

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. External lighting associated with the development to be designed to avoid excessive light-spill and to avoid illuminating hedgerows or trees which may adversely affect wildlife.
3. Development works that may affect nesting birds to be avoided between March and August inclusive unless the absence of nesting birds has been confirmed by appropriate surveys or inspections.
4. Japanese Knotweed and any other plants listed in Schedule 9 of the Wildlife and Countryside Act 1981 to be eradicated from the site and working methods to be adopted to prevent the spread of this species.

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

2. APPLICATION NO: 3/2012/0739/P (GRID REF: SD 374066 438394)
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR UP TO 13,000M² OF MIXED USE B1, B2 AND B8 EMPLOYMENT FLOOR SPACE WITH ACCESS AND ASSOCIATED LANDSCAPING ON LAND NORTH OF BARROW BROOK BUSINESS VILLAGE, BARROW

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

- 2. No development shall begin until detailed plans indicating the access, appearance, landscaping, layout and scale, including a contoured site plan showing existing features, the proposed slab floor levels and road level (hereinafter 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 Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft 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. The submission of reserved matters in respect of access, layout, scale, appearance and landscaping shall be carried out in substantial accordance with the Design Statement (Section 9) and Access Statement (Section 10) of the Planning Statement submitted by Caldecotte Consultants in support of the application; and in substantial accordance with the submitted illustrative drawing number 5251/09REVA.

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

- 4. The development hereby permitted in outline shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by AAH Planning Consultants dated June 2012 and in accordance with the following mitigation measures detailed within the FRA:

- 1. Limiting the surface water runoff generated by the 1 in 100 year critical storm so that it will not exceed the runoff from the undeveloped site and not increase the risk of flooding off site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the time/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

REASON: In the interests of flood prevention and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core

Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

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

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. Prior to the commencement of development, details of the foul drainage scheme including any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved foul drainage system has been completed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. Prior to the commencement of development, details of surface water drainage and means of disposal, 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 of any necessary infrastructure) shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall enter the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To ensure a satisfactory means of drainage for the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. No development shall take place until the applicant, or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has 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 importance associated with the site in accordance with Policies G1 and ENV14 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. Prior to the commencement of development, an intrusive ground investigation shall be carried out as recommended and described in Section 7 (Further Works) of the Phase I (desk study) Investigation Report by Opus that was submitted with the outline application; and a report of the findings of the investigation shall be submitted for the written approval of the Local Planning Authority. Any mitigation measures that are found to be necessary shall be carried out to the satisfaction of the Local Planning Authority prior to the commencement of development.

REASON: In the interests of providing an appropriate environment for the end users of the development and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

10. 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 implemented 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.

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

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

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

12. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified for retention in the approved landscaping scheme (condition 11 refers) shall be protected in accordance with the advice contained in BS5837 2012 -Trees in

Relation to Design, Demolition & Construction. A tree protection-monitoring schedule shall be submitted and agreed in writing by the Local Planning Authority and all root protection/construction exclusion zone measures shall be inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work within that phase 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 being of visual, amenity value are afforded maximum physical protection from the potential adverse affects of development in order to comply with policies G1 and ENV13 of the Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

13. The details of the landscaping of the site (condition 11) shall include the provision of a tree planted earth mound along the western boundary of the site. This shall include details of the number and species of trees to be planted and their distribution on the mound.

The mound shall be formed and the planting shall be carried out in accordance with the timescale that has first been agreed in writing by the Local Planning Authority. The planting shall be maintained to the satisfaction of the Local Planning Authority for a period of not less than 5 years following its implementation. This maintenance shall include the replacement of any tree which is removed or dies, or is seriously damaged or becomes seriously diseased, by a species of similar size to that originally planted.

REASON: In the interests of the amenities of the future occupiers of dwellings on the approved residential development site to the west of the application site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

14. The submitted reserved matters relating to any of the proposed units shall include details of the sound insulation specifications of the building. The buildings shall then be constructed and permanently maintained in accordance with the agreed specifications.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

15. Prior to the first occupation of any of the units hereby permitted in outlined, precise details of the nature of the business of the occupier and the proposed hours of use shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

16. No site clearance, site preparation or development works to commence until a fully detailed habitat creation/compensation and management plan has been submitted to and approved in writing by the Local Planning Authority in consultation with their ecological advisors.

REASON: In the interests of the ecology of the site and to comply with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft.

NOTES

1. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.
2. External lighting associated with the development shall be designed to avoid excessive light-spill and to avoid illuminating hedgerows or trees which may adversely affect wildlife.
3. Development works that may affect nesting birds to be avoided between March and August inclusive unless the absence of nesting birds has been confirmed by appropriate surveys or inspections.
4. Japanese Knotweed and any other plants listed in Schedule 9 of the Wildlife and Countryside Act 1981 to be eradicated from the site and working methods to be adopted to prevent the spread of this species.

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

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 Drawings Numbers SUTT/01/01REVB and SUTT/01/03REVB (both amended plans received by the Local Planning Authority on 19 November 2012) and SUTT/01/04REVA.

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

3. The terms of occupancy of the 11 caravans/lodges hereby permitted shall be as follows:

1. The caravans/lodges shall be occupied for holiday purposes only.
2. The caravans/lodges shall not be occupied as a person's sole or main place of residence.
3. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of the individual caravans/lodges, and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: In accordance with the requirements of Policies G1 and RT5 of the Ribble Valley Districtwide Local Plan and Policies DMG2 and DMB3 of the core Strategy 2008-2028 'A Local Plan for Ribble Valley' Regulation 22 Submission Draft. In order to ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. The register required in 3 above shall normally be collected by the caravan site licence holder or his/her nominated person.

4. Prior to the commencement of development, details of the precise colour finish of the timber walls and the colour and profile of the roof tiles of the caravans/lodges shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no alterations to the external colour finishes of the units without the prior written permission of the Local Planning Authority.

REASON: In the interests of visual amenity 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.

5. Prior to the first use of any other caravans/lodges hereby permitted, the access into the site and its visibility splay shall have been provided to the satisfaction of the Local Planning Authority in accordance with the details

shown on Drawing Number SUTT/01/03REVB. Thereafter, the access and visibility splays shall be permanently retained clear of any obstruction to their designated use and purpose. Specifically, nothing shall be constructed, placed, planted or allowed to remain within the visibility splays that is in excess of 1m above the crown level of the adjacent carriageway of Sawley Road.

REASON: In the interests of highway safety 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.

6. Prior to the commencement of development, a scheme for the disposal of foul and surface waters shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall involve surface water draining separately from the foul as no surface water shall be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. No part of the development shall be occupied or brought into use until such a scheme has been constructed and completed in accordance with the approved details.

REASON: To secure proper drainage, to prevent pollution of the water environment and to reduce the risk of flooding and to comply with the requirements of 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. If, during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and has obtained the written approval from the Local Planning Authority. The remediation strategy shall be fully implemented as approved.

REASON: To ensure that risk to controlled waters is addressed and mitigated if necessary 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.

8. 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 [T1 – T7 & G2/G3/H1 inclusive] dated 18th May 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.

9. The submitted landscaping scheme [Drawing No. SUTT/01/03B dated 10/11/12] 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 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.

10. Precise details of the surface material for the internal access road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. (The tarmacadam surface stated on drawing SUTT/01/DWG03B is not approved.)

REASON: In the interests of visual amenity 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.

11. Precise details of the height, type and location of any external lighting installations shall be submitted to and approved in writing by the Local Planning Authority prior to their installation at the site. Thereafter, there should be no alterations to the approved details without the prior written

permission of the Local Planning Authority. (The nine bollard lights indicated on drawing no SUTT/01/DWG03B is not approved.)

REASON: In the interests of visual amenity 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.

12. There should be no extensions or alterations to the holiday caravans/lodges hereby permitted, and no additional structures (including walls, fences, sheds or additional raised decking areas) shall be constructed unless a further planning permission has first been granted in respect thereof.

REASON: In the interests of visual amenity 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.

NOTES

1. Hollins Syke watercourse flows adjacent to the northern boundary of the site. This watercourse is within 5m of the site with a narrow buffer strip of at least 1.5m between the watercourse and the application site boundary (the existing access track). As the existing access track is to be retained but will not encroach any further towards the watercourse, the developer is advised to ensure that the scheme does not detrimentally impact upon the existing buffer strip and that the watercourse is protected during development works.
2. The applicant is advised of the need to be aware of the legislative protection afforded to nesting birds by the Wildlife and Countryside Act 1981 (as amended) and any works that would disturb nesting birds must be avoided until nesting is complete (ie the young have fledged and left the nest and the nest has been abandoned). Therefore, works that would affect potential nesting habitat should be avoided during the bird-nesting season (March to August inclusive) unless the absence of nesting birds has been confirmed.

(Mr Kinder spoke in favour of the above application. Mr Rushby spoke against the above application. Councillor Hirst was given permission to speak on the above application).

APPLICATION NO: 3/2012/0961/P (GRID REF: SD
PROPOSED RETENTION OF DETACHED ANNEX AT QUAKER FIELD
HOUSE, LAMBING CLOUGH LANE, HURST GREEN, CLITHEROE

GRANTED subject to the following condition(s):

1. This permission shall relate to the development shown on plans reference TRI-0910-01 and BWQF1, BWQF2 and BWQF3.

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

2. Precise specifications or samples of the staining to be used on the cabin shall be submitted to and approved in writing by the Local Planning Authority prior to their use on the building. The staining shall be carried out within 3 months of the date of this consent.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate for the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Regulation 22 Draft Submission Core Strategy.

3. Within one month of the date of this decision details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

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

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

4. The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

REASON: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

APPLICATION NO: 3/2012/0988/P & 3/2012/0989/P
(GRID REF: SD 374529 441989)

PROPOSED PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR ALTERATIONS AT THE GRAND TO INCORPORATE EXTENSION AND ALTERATIONS AT THE REAR AND THE DEMOLITION OF EXISTING TWO STOREY OUTRIGGER AT THE GRAND, 18 YORK STREET, CLITHEROE

GRANTED subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans references:

12.29/LB/10 Rev A - elevation and section plan; 12.29/LB/02 Rev A – proposed lower ground floor plan; and 12.29/LB/PL03 Rev A – proposed ground floor 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 including roof lights 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. 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 and Policy DMG1 of Regulation 22 Draft Submission Core Strategy.

5. The use of the premises in accordance with this permission shall be restricted to the hours between 0800 to 2400 hours.

REASON: To comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy. The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

6. Before the use commences or the premises are occupied, the extension shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. Notwithstanding the details shown on plan 12.29/SK01 further details of the obscure glaze element on windows of the south west elevation as well as fenestration details on the link corridor shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. There shall be no pedestrian access with the exception of disabled access and emergency purposes to and from the building from Back York Street.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

RECOMMENDATION 2: that Listed Building Consent be granted subject to the following conditions:

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

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

2. This permission shall relate to the development as shown on plans references:

12.29/LB/10 Rev A - elevation and section plan; 12.29/LB/02 Rev A – proposed lower ground floor plan; and 12.29/LB/PL03 Rev A – proposed ground floor 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. 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 and Policy DMG1 of Regulation 22 Draft Submission Core Strategy.

5. Before the use commences or the premises are occupied, the extension shall be insulated in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

6. Notwithstanding the details shown on plan 12.29/SK01 further details of the obscure glaze element on windows of the south west elevation as well as fenestration details on the link corridor shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

7. There shall be no pedestrian access with the exception of disabled access and emergency purposes to and from the building from Back York Street.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of Regulation 22 Draft Submission Core Strategy and in the interests of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

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

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

APPLICATION NO: 3/2012/1034/P (GRID REF: SD 364362 433192)
PROPOSED REPLACEMENT OUTDOOR ARENA AND NEW INDOOR ARENA
AT OSBALDESTON RIDING CENTRE, OSBALDESTON LANE,
OSBALDESTON

The Head of Planning Services reported upon an additional objection received.

GRANTED subject to the following condition(s):

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

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

2. The permission shall be implemented in accordance with the proposal as amended by letter and plan received on 15 January 2013 entitled:

proposed plans and elevations carrying drawing No TRI-0852-04 and proposed site layout carrying drawing No TRI-0852-03.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with 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 Policy DMG1 of the Ribble Valley Core Strategy Regulation 22 Submission Draft.

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

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

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

5. The development hereby permitted shall not be commenced until precise details relating to the lighting of the outdoor arena, including siting, intensity and light spillage are submitted to and approved by the Local Planning Authority.

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

6. The hours of operation shall be confined to the period from 0900 hours to 2300 hours with all spectators and competitors to be clear of the site by 2320 hours.

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

7. Prior to commencement of development details of any tannoy system and its operation for the purposes of public address/announcements/playing music or any other be submitted to and approved in writing by the Local Planning Authority.

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

(Councillor Rogerson returned to the meeting).

APPLICATION NO: 3/2012/1049/P (GRID REF: SD 359982 436866)
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND REPLACEMENT WITH NEW PURPOSE BUILT STORAGE AND WORKSHOP BUILDINGS AT JONES STROUD INSULATIONS, QUEEN STREET, LONGRIDGE, LANCASHIRE

GRANTED subject to the imposition of 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 number's D1592/PL01, D1592/PL02 and D1592/PL04 Rev. A.

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

3. Notwithstanding any indication on the approved plans, no development approved by this permission 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. For the avoidance of doubt, surface water must drain separately from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. 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 with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

4. Unless otherwise agreed in writing by the Local Planning Authority, no building shall be erected within 3 metres of any public sewer.

REASON: To protect existing utility infrastructure and to maintain service to existing residents. In accordance with Local Plan Policy G1, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

5. Precise specifications and samples of walling and roofing materials, details of any window and door surrounds and fenestrations details (including materials

to be used) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

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

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

REASON: To compensate for the loss of trees and native traditional hedgerow and to enhance biodiversity and to assist in offsetting the loss of existing habitats. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy.

7. Prior to the commencement of built development, a comprehensive noise assessment report concerning the proposed use of new buildings shall be submitted to and approved in writing by the Local Planning Authority and implemented to its satisfaction. This shall include,
 - i. Construction of roof and walls (including insulation details),
 - ii. Hours of use,
 - iii. Anticipated movements,
 - iv. Hours of deliveries,
 - v. Control of noise generating activities, and the
 - vi. Consideration of provision of suitable acoustic barrier between proposed and existing buildings etc.

REASON: In accordance with Policy G1 of the Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

8. There shall be no air conditioning, filtration or extraction units installed on the new storage building without the prior written consent of the Local Planning Authority.

REASON: In accordance with Policy G1 of the Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. In the interest of the general amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

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/tree survey [T1- T12/G1/G2 inclusive] to be retained shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & 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 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, Policy DMG1 of Regulation 22 Submission Draft Ribble Valley Core Strategy, and guidance within the NPPF. To ensure that trees of visual amenity value are protected against adverse affects of the development.

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

REASON: To ensure that bird species are protected and their habitat enhanced in accordance with the Wildlife & Countryside Act 1981 as

amended, the conservation [Natural Habitats & c.] Regulations 1994 and the District Wide Local Plan. To protect species protected in law/of conservation concern against harmful activities of development, as trees and hedgerows are important for bird species.

11. No development or demolition of buildings shall take place until a survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

REASON: To ensure that there are no adverse effects on the favourable conservation status of a bat population before and during the proposed development and to ensure that bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended, the Conservation [Natural Habitats & c.] Regulations 1994 and District Wide Local Plan.

INFORMATIVES

1. Should this planning application be approved, the applicant should contact our Service Enquiries on 08457462200 regarding connection to the water mains/public sewers.
2. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

APPLICATION NO: 3/2012/0913/P (GRID REF: SD 373905 442207)
OUTLINE APPLICATION FOR A RESIDENTIAL DEVELOPMENT AND A
CRÈCHE ON LAND OFF WADDINGTON ROAD, CLITHEROE

The Head of Planning Services reported that the County Surveyor no longer had any objections subject to specific conditions being adhered to.

REFUSED for the following reason(s):

1. The proposed development due to its scale and location outside the defined settlement boundary of Clitheroe is considered to represent an urban extension in the open countryside which would change the character of this area of countryside to the detriment of the visual amenities of the area. As such, the proposal is contrary to saved Policies G1, G2 and ENV3 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DMG2 and DME2 of the Core Strategy 2008 to 2018 A local plan for Ribble Valley Regulation 22 Submission Draft and the provisions of the National Planning Policy Framework in respect of visual amenity considerations.
2. The proposal conflicts with the Council's submitted Core Strategy for reasons relating to visual amenity impact as a result of an inappropriate urban

extension to the open countryside. It is also considered that to grant outline permission at the present time, for a development of this scale on greenfield land outside the settlement boundary, would be prejudicial to the emerging policies in the Core Strategy as it would predetermine decisions about the scale and location of new development that should properly be made through the plan making process; when the effects of the proposed development on all relevant considerations (including highway safety and visual amenity) could be assessed in association with similar considerations regarding other potential greenfield development sites.

(Mr Rush spoke against the above application. Councillor Horkin was given permission to speak on the above application).

APPLICATION NO: 3/2012/1044/P (GRID REF: SD 376017 445013)
PROPOSED CONSTRUCTION OF A NEW TWO-STOREY OFFICE DEVELOPMENT ON REDUNDANT LAND ADJACENT TO THE SPINNEY, CAR PARK WITH HARD AND SOFT LANDSCAPING AREAS AND SERVICE INSTALLATIONS TO SUIT. LAND ADJACENT TO THE SPINNEY, GRINDLETON, LANCASHIRE, BB7 4QE

The Head of Planning Services reported upon an additional letter of objection; that the Environment Agency no longer had any objections subject to the addition of conditions.

GRANTED subject to 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 Hoe/347/1390/01 Amendment D, Hoe/347/1390/10 Amendment A, Hoe/347/1390/08 Amendment A, Hoe/347/1390/07, 656.2A and the Location Plan.

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

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 30 January 2013.

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

4. The premises shall be used for offices and for no other purpose (including any other purpose within Class B1 of the schedule to the Town and Country

Planning (Use Classes) Order 2005 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

5. Precise specifications or samples of walling, glazing 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, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

6. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

7. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Design, Demolition and Construction 2012] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

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

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it

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

REASON: In order to ensure that any trees affected by development and 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, Policy DMG1 and Key Statement EN2 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

8. Within six months of first occupation of the building, a full travel plan with enforceable aims, targets and penalties for non achievement shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: To reduce the dependency on the private car and encourage other modes of travel in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

9. Prior to the development being taken into use, a planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The planning scheme shall specify a schedule for completing the planting, the precise numbers and positions of the trees and/or shrubs to be planted. The planting scheme shall be carried out within the first available planting season (a planting season being between 1 October and 31 March each year) following first occupation of the development. Any trees, shrubs or hedges or which are removed, die or become damaged or diseased within the first five years after planting shall be replaced with another of the same species, size and number within the first available planting season thereafter. No existing trees or shrubs on the site shall be felled, coppiced, uprooted, damaged or destroyed other than in strict accordance with an agreed planting scheme.

REASON: To compensate for the loss of trees and native traditional hedgerow and to enhance biodiversity and to assist in offsetting the loss of existing habitats. In accordance with Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statements EN2 and EN4, and guidance within the NPPF.

10. That part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

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

11. The construction and maintenance of the new access from The Spinney to the development will require the construction of additional footway and an alteration to the existing drop kerbs. This feature must be completed in

accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

REASON: This is to provide the necessary access and to maintain the proper construction of the highway in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Core Strategy and guidance within the NPPF.

12. Notwithstanding any indication on the approved plans, no development approved by this permission 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. For the avoidance of doubt, surface water must drain separate from foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. 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 with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

13. The external lighting indicated on drawing no. 656.2A shall be carried out in accordance with the details hereby submitted before the building is occupied. The internal source of illumination shall be reduced in intensity or removed if considered necessary, and they shall be maintained at an approved level.

REASON: In the interest of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and guidance within the NPPF.

14. Precise specifications and details of the photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the proposed building.

REASON: In order that the Local Planning Authority may ensure that the installation to be used is appropriate to the locality in accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

15. Within 12 months of the cessation of electricity generation, or if the Solar PV Panels cease to be operational for a continuous period of 6 months, they shall be removed and that section of building reroofed using a blue slate to the satisfaction of the Local Planning Authority.

REASON: In order to prevent the structure remaining on site after its use has terminated, in the interests of the visual amenity of the area. In accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

16. Prior to the development commencing precise details of the construction of the car park including the finished levels, surfacing, kerbstone, drainage, for surface water, oil inceptors and a vehicle resistant bollard, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out as approved prior to being taken into use.

REASON: To protect the adjacent River Ribble from pollution; protect wildlife habitats between the adjacent buffer zone and to ensure that the finished car park adequately deals with the issues arising from the flood risk to the site. IN ACCORDANCE WITH Policies G1, ENV7 and ENV13 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME3 of Regulation 22 Submission Draft Core Strategy and Key Statement EN2 and EN4 and guidance within the NPPF.

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order re-enacting that order) no ancillary buildings, gates, fences, walls or other means of enclosure shall be erected on the site and no hard surfacing shall be made without the Local Planning Authority's prior written consent.

REASON: To maintain control of the development site and to ensure that the retention of an appropriate buffer zone for wildlife habitats including protected species and ensure that access to the adjacent watercourse by the Environment Agency for the purpose of maintaining improvements not impeded by future development. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Core Strategy and guidance within the NPPF.

18. Prior to the development being taken into use, an emergency flood warning evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a provision for signage, marking out and notification of emergency escape routes and ? points, described the role and responsibilities of occupants during a flood emergency. Thereafter, the plans shall be implemented as approved and carried out for the lifetime of development (Provisions agreed in writing with the Local Planning Authority).

REASON: To improve the safety of occupants of the building during a flood emergency. In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Regulation 22 Submission Draft Core Strategy and guidance within the NPPF.

19. Mitigation measures described in the flood risk assessment completed by Hamilton Associates (Ref 1000299/R/01) dated July 2002 shall be fully carried out prior to the building being taken into use.

REASON: To improve the safety of occupants of the building during a flood emergency.

INFORMATIVES

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
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, details below:

Andy Ashcroft, Public Realm Manager (Ribble Valley), Lancashire County Council, Willows Lane, ACCRINGTON BB5 0RT. 01254 770960

customerserviceeast@lancashire.gov.uk

Should this planning application be approved, the applicant should contact our Service Enquiries on 08457462200 regarding connection to the water mains/public sewers.

3. A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.
4. The applicant should be made aware that species legislation (e.g. The Conservation of Habitats and Species Regulations 2010 and/or the Wildlife and Countryside Act 1981 (as amended)) applies even when planning permission is granted and the applicant should therefore be aware of the legislation afforded to bats/bat roosts, otters, water voles and nesting birds and that if bats/otters were to be affected by the proposal then a Natural England licence may be required.

Councillor Hirst was given permission to speak on the above application.

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

655 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:

656 APPLICATIONS APPROVED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2011/0539/P	Application to discharge condition 2 (materials) and condition 5 (fenestration details of garden room) of planning consent 3/2011/0310/P	The Old Dairy Farm Chaigley
3/2011/1061/P	Discharge of condition 3 (Bat survey), condition 4 (Time of Building), condition 6 (Tree Protection) and condition 7 (Details of Extension) of planning consent 3/2010/1024/P	Glenbrook Talbot Street Chipping
3/2012/0639/P	Conversion of barn into two dwellings, creation of curtilages and installation of new package treatment plant	Windy Hills Farm Chipping
3/2012/0722/P	Proposed erection of a single garage within the curtilage of an existing dwelling-house	The Hey Barn Back Lane Newton
3/2012/0777/P	Conversion of barn to residential dwelling	Kellets Farm Green Moor Lane Knowle Green
3/2012/0820/P	Application for the discharge of condition no. 13 (programme of building and analysis), condition no. 14 (construction method statement) and part discharge of condition no. 3 (materials) of planning permission 3/2011/0896/P relating	The Old Methodist Chapel Lower Chapel Lane Grindleton
3/2012/0884/P	Additional use of commercial vehicle parking area for parking caravans and plant hire storage	New Garage Mitton Road Whalley
3/2012/0946/P	Erection of detached garage	The Old Stables Trapp Lane Simonstone

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/0980/P	Proposed change of use from class B1 to Class C3 of 36% of the existing site to create 3no dwellings for rental market to include internal and some external alterations	Root Hill Estate Yard Dunsop Bridge Clitheroe
3/2012/1000/P	New first floor balcony at the rear	Deershaw Saccary Lane Mellor
3/2012/1002/P	Single storey extension	18 King Street Whalley
3/2012/1007/P	Application to remove condition no. 4 (occupancy period) of planning permission 3/2006/0627P, to allow the holiday cottage to be used as a permanent residential dwelling	Stables Barn Slaidburn Road Waddington
3/2012/1012/P	Clearance of former bowling green and gardens for the erection of a large, 2-storey property with annex	The Bowling Green Brockhall Village Old Langho
3/2012/1020/P	15.24 x 15.24 extension to existing building to completely cover the earth wall silage clamp	Hen Gill Farm Bolton by Bowland Clitheroe
3/2012/1023/P	Proposed extension to cover the livestock gathering area and also an extension to the existing machinery store to assist with the management of the applicants ewes	Lambing Clough Farm Lambing Clough Lane Hurst Green
3/2012/1026/P	Demolition of existing porch and rear orangery and construction of new porch and orangery	12 The Crescent Clitheroe
3/2012/1028/P	Proposed single storey rear extension	13 Ribblesdale Avenue Wilpshire
3/2012/1030/P	Single storey garden room extension	Hobwood House Wesley Street, Sabden
3/2012/1031/P	Application for the discharge of condition no. 7 (foul drainage system) and condition no. 8 (Landscaping scheme) of planning permission 3/2012/0253/P relating	Lane Ends Barn Nightfield Lane Balderstone
3/2012/1032/P	Two storey side extension with single storey garage	22 Somerset Avenue Clitheroe
3/2012/1033/P	Single storey rear extension	Brooklyn House, Main Street, Pendleton
3/2012/1035/P	Extension consisting of a sunroom/conservatory at second floor level to be accessed from the existing living accommodation	4 Chapel Close Low Moor Clitheroe

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1037/P	Single storey extension to the rear and conversion of the existing garage to living accommodation	1 Sawley Avenue Simonstone
3/2012/1038/P	Proposed single storey side extension	20 The Rydings Langho
3/2012/1043/P	Application to discharge condition no 3 (details of provision of artificial nesting boxes/sites) and condition no 4 (construction method statement) of planning permission 3/2012/0629/P	Land off Chapel Close Low Moor Clitheroe
3/2012/1045/P	Roof over existing cattle feed yard	Higher Brundhurst Farm, Preston New Road, Mellor
3/2012/1060/P	Proposed construction of a rear porch. Re-submission	1 Mount Pleasant Chatburn
3/2012/1062/P	Dormer extension	4 Broad Meadow Chipping
3/2012/1068/P	Proposed new front porch and pitched roof alterations to the rear two-storey outrigger	16 Whins Avenue Sabden
3/2012/1069/P	Application for the renewal of planning permission 3/2009/0807/P for the demolition of an existing agricultural building and its replacement with four holiday cottages in two stone built buildings, together with garden areas and parking	Abbey Farm Nethertown Close Whalley
3/2012/1075/P	Change of use from Class A1 (retail) to a tattoo studio (Class Sui Generis)	22 Berry Lane Longridge
3/2012/1078/P	Replacement 1.85m high x 0.3m fixed natural random masonry garden wall with 6m wide access gate to the front of the property	Westholme Longsight Road Copster Green
3/2012/1081/P	Proposed change of use for one room, which was formerly a Police Office within a house to residential use	The Cross Avenue Road Hurst Green
3/2012/1089/P	Extension to existing agricultural building and hardstanding (retrospective)	Hall Tree Farm Hough Clough Lane Chipping PR3 2NT
3/2012/0191/P	Application to discharge condition No 3 (materials) of planning permission 3/2011/0905/P	Bolton Close, Gisburn Road Bolton by Bowland

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1093/P	Change of use from commercial to domestic use (incorporating removal of air conditioning unit, alterations to existing window opening, reinstatement of external door opening and installation of stainless steel domestic flue)	the former Lee Carter Health Studio Castlegate Clitheroe
3/2012/1103/P	Extension to an existing restaurant	Tiggis, Longsight Road Clayton-le-Dale
3/2012/1109/P	Change of use of domestic garage and workshop to form a 2 bed holiday cottage	Talbot Fold Barn Talbot Bridge Bashall Eaves
3/2012/1111/P	Demolition of existing single storey side extension and detached garage, and formation of new single storey rear and side extensions	16 Sunnyside Avenue Ribchester
3/2012/1114/P	Dining room and family room extension	12 The Woodlands Brockhall Village
3/2013/0003/P	Erection of a steel framed agricultural building to cover a dirty yard area, to reduce dirty water run-off	Dairy Barn Farm Green Lane Leagram, Chipping
3/2013/0005/P	Extension porch/boot store to existing dwelling	The Old Stables Catlow Road, Slaidburn
3/2013/0018/P	Proposed dormer extension/replacement	2 Clayton Court Longridge
3/2013/0019/P	Application for the discharge of condition no. 3 (materials) of planning permission 3/2012/0002/P relating	Pepper Hill Wiswell, Clitheroe
3/2013/0047/P	Application to discharge condition No.4 (Materials and Window details) of planning consent granted under 3/2012/0549	New Marles Farm Ribchester Road Dinckley

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APPLICATIONS REFUSED

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/0735/P	Conversion of redundant agricultural building for a mixed use. Ground floor office with first floor residential use and demolition of attached building and formation of new vehicular access	Jacksons Barn Bolton-by-Bowland Rd Sawley	Policies G1, G5, ENV1, H2, H15, H16, H17, DMG1, DMG2, DME2, DMH3, DMH4, DMB2 and NPPF – Unsustainable location for the creation of a new dwelling and office
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			use with potentially detrimental effects upon the appearance and character of the AONB.
3/2012/0737/P	Retrospective application for the erection of a timber post and rail with vertical board fence 1.9m high	2 St Deny's Croft Pimlico Road Clitheroe	Policies G1, ENV16, DMG1, DME4 and NPPF – Detriment to the appearance and character of the Conservation Area.
3/2012/0813/P	Conversion of barn to form residential accommodation	Higher Flass Farm Settle Road Bolton by Bowland	G5, H2, ENV1 DWLP, DMG1, DMG2, DMH3 of Reg.22 Submission Draft C.S and NPPF – Unjustified dwelling in an isolated and unsustainable location. ENV1, H17 of DWLP, DMG1, DME2 and DMH4 of Reg.22 Submission Draft C.S and NPPF – loss of historic fabric harmful to character and appearance of the barn and the visual qualities of the AONB. G1 DWLP, DMG1 and DME4 of Reg.22 Submission Draft C.S – insufficient on site parking facilities ENV7 DWLP and DME3 of Reg.22 Submission Draft C.S – incomplete information to demonstrate that there would not be a detrimental impact on protected species.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/0976/P (Variation of Condition) & 3/2012/1001/P (LBC)	Minor material amendment to reflect a change to the external treatment of the garage building (variation of condition no 2 of 3/2010/1019/P) (VC) Proposed works to facilitate the change of use of adjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations to farmhouse, barn and garage building (LBC)	Merrybent Hill Farm Catlow Road Slaidburn	The proposed treatment of the facade to the garage building is overtly domestic and unduly harmful to the agricultural character (including setting) and significance of the listed building and the cultural heritage of the Forest of Bowland Area of Outstanding Natural Beauty. Policies ENV20, ENV19, G1, ENV1, H16 and H17 and Policies DME4, DMG1, DMH3 and DMH4. The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric, the loss of important historic plan form and the incongruous and overtly domestic design of the agricultural store/garage. P(LBs & CAs) Act 1990.
3/2012/0984/P	Reinstatement of residential use of Cocklick End Farmhouse and the conversion of the adjoining barn for residential purposes, together with minor alterations to the building and associated	Cocklick End Farmhouse and Barn School Lane Slaidburn	G1, G5, H2 of DWLP and DMG1, DMG3, DMH3 and DMH4 of Draft Core Strategy – unsustainable location without justification G1, ENV1, H15, H16 and H17 of DWLP and DMG1, DME2,
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...	works including improvement of the existing access track		DME4 and DMH4 of Draft Core Strategy – Detrimental to character and appearance of heritage asset and its setting. ENV1, H15 and H17 of DWLP and EN2, DME2, DME4, DMH3, DMH4 and DMG1 of the Draft Core Strategy detrimental to the visual amenities of the landscape caused by the creation of a curtilage and parking area with its associated domestic/employment paraphernalia. ENV7 of DWLP and DME3 of Draft Core Strategy – potential harm to bat and barn owls occupying the building.
3/2012/0986/P	Change of use of garage premises to form a bungalow at a former garage	Branch Road Waddington	G1, ENV16 and H17 of DWLP, Waddington CAA, DMG1, DME4 and DMH4 of Submission Draft C.S and Section 12 of NPPF – alterations harmful to character, appearance and significance of conservation area and visual amenities.
3/2012/0993/P	Retrospective application for projecting externally illuminated flag sign	42 Berry Lane Longridge	G1 and ENV16 of DWLP, Longridge Conservation Area Appraisal, DMG1, DME4 of the Submission Draft C.S and Sections 7 and 12
Cont/			

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
Cont...			of NPPF – harmful effect on the character, appearance and significance of the building and Longridge Conservation Area.
3/2012/1014/P (LBC)	External signage	BMI Gisburne Park Hospital Gisburn Park Estate Gisburn	The signs are unduly prominent, conspicuous, visually intrusive, obscuring of important architectural features and of uncertain impact on important historic fabric because of their size, location and design. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1021/P	Proposed installation of an Endurance E3120 turbine, with a 24.8m hub height and total height of 34.5m to the vertical blade tip, on land owned by the applicant containing no title deed restrictions to developments.	The Hills Farm Higher Road Longridge	The proposal is therefore considered to be contrary to the requirements of Local Plan Policies G1, G5, ENV2, ENV3, ENV24, ENV25, ENV26 and ENV19, Reg22 Submission Draft Policies DMG1, DME2, DME4 and DME5, Reg22 Submission Draft Key Statements EN2, EN3 and EN5. NPPF, Planning for Renewable Energy: A Companion Guide to PPS22 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/1056/P	Demolition of existing rear conservatory. Proposed two storey rear extension	2 Cardigan Close Clitheroe	Contrary to Policies G1, H10, DMG1, DMH5 and adopted SPG.
3/2012/1061/P	Application to vary condition No 2 of planning permission 3/2012/0832/P, to ensure the illumination relates to the opening hours (24 hours) and not prescriptive times which could change in the future	McDonalds Restaurant Barrow Brook Industrial Estate Barrow	Policy G1 – Detrimental to residential and visual amenity.
3/2012/1071/P (LBC) & 3/2012/1074/P (PA)	Demolition of two small outbuildings, replaced with an entrance hall (link building) and the conversion of workshop into habitable space	Black Hall Farm Garstang Road Chipping	Harmful to the character and significance of the listed building. Contrary to Policies ENV20, ENV19, DME4 and NPPF paragraph 17 and 131.
3/2012/1087/P	Proposed new dwelling (with work space) within the existing domestic curtilage	4 The Green Osbaldeston Lane Osbaldeston	The site is in a relatively isolated, predominantly rural and open location, and the development of the site in principle would therefore not be in accordance with the NPPF presumption in favour of sustainable development, and is also considered by definition to be inappropriate development contrary to Local Plan Policies G1, G5 and H2, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DMG2, DMH1 and DMH3.

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>	<u>Reasons for Refusal</u>
3/2012/1088/P (LBC)	<p>1. To modernise the basement kitchen area by repositioning a doorway/opening into the utility room for one end of an internal wall to the other to allow for a continuous run of kitchen units and appropriate plumbing.</p> <p>2. To remove the current basement toilet to a new position in the existing small room in the basement hallway – partly under the stairs with appropriate plumbing.</p> <p>3. To use part of an attic hallway to install a small washroom (shower, basin and toilet)</p>	8 Church Brow Clitheroe	Harmful to character and significance (fabric and plan form) of the listed building. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1096/P (LBC)	Improvements to toilet facilities including a single storey rear extension, providing a pitched roof to an existing single storey flat roof, internal alteration to create a disabled persons toilet and alterations to car park to improve outdoor seating area	Assheton Arms Hotel Downham	Harmful to character of the listed building, setting of nearby listed buildings and the character and appearance of Downham Conservation Area (loss of stone steps; extension's incongruity, dominance and obscuring of features and views; demarcation/enclosure of open space.

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

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2013/0069/P	Prior notification for access for agricultural purposes eg movement of livestock and heavy agricultural machinery.	Land adjacent to Old Whalley Nurseries Clitheroe Road, Whalley

659 CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2012/1083/P	Application for a Lawful Development Certificate for a proposed single storey rear extension	Leagram Lodge, Leagram Preston
3/2012/1091/P	Application for a Lawful Development Certificate for the proposed installation of a 15m High Telecommunications Tower with ancillary equipment, 1no. Shrouded Yagi Antenna with fenced compound area as detailed in plan no. CS052817-1260 – 53621 – 01/02/03	Peel Street Primary Substation Peel Street Clitheroe
3/2013/0015/P	Certificate of Lawfulness for a proposed installation of a 15m high telecommunications pole and 2no. folded dipole antennas and ancillary equipment for the protection of electrical equipment as detailed in drawing no. CS052817-1260-01, 02C, 03C.	Bolton by Bowland Substation off Hellifield Lane Bolton by Bowland

660 SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0065	Land off Dale View Billington	24/5/12	12	With applicants solicitor
3/2012/0014	Land adj Greenfield Avenue, Low Moor Clitheroe	19/7/12	30	With Planning
3/2012/0379	Primrose Mill Woone Lane, Clitheroe	16/8/12	14	Deed of Variation With applicants agent
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Agent

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2012/0420	Land North & West of Littlemoor, Clitheroe	8/11/12	49	With Planning
3/2012/0617	Land off Clitheroe Road Barrow	8/11/12	7	With Agent
3/2012/0623	Land at 23-25 Old Row Barrow	8/11/12	23	With Legal signature awaiting
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Planning
	Clitheroe Hospital Chatburn Road Clitheroe	6/12/12	57	With Agent
Non Housing				
3/2011/0649	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures LCC to draft Section 106 Deed of Variation With applicants solicitors
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Time from going to committee to Decision</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2011/1064	Sites off Woone Lane - a) rear of 59-97 Woone Lane & b) Land to South-West of Primrose Village phase 1	21/6/12	21 weeks	113	Decision 19/11/12
3/2010/0078	Clitheroe Old Manchester Offices Whalley New Road Billington	20/5/10	140 weeks	18	Decision 23/1/13

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APPEALS UPDATE

<u>Application No:</u>	<u>Date Received:</u>	<u>Applicant/Proposal/Site</u>	<u>Type of Appeal:</u>	<u>Date of Inquiry/Hearing:</u>	<u>Progress:</u>
3/2011/0300 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	-	09/04/13	
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 12.03.13 (3 days)	
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	-	APPEAL DISMISSED 15/1/13
3/2011/0892 O	6.9.12	The Huntroyde Estate Proposed residential development Land off Milton Avenue Clitheroe	-		APPEAL ALLOWED 04/02/13
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
3/2012/0401 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	-	Site visited

<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>
3/2012/0499 D	2.11.12	Miss Jilly Farthing Single storey side extension to dwelling The Granary at Bulcocks Farm Pendleton	Householder appeal	-	APPEAL DISMISSED 20.12.12
3/2012/0096 D	14.11.12	Mr & Mrs D Hancox Proposed dwelling with garages, garden and landscaping Kemple Barn Whalley Road Clitheroe	WR	-	Statement sent 21/12/12
3/2011/1032 D	19.11.12	Mr Peter Street Proposed 'Log Cabin' style holiday lodges Whins Lodge Whalley Old Road Langho	WR	-	Statement sent 20/12/12
3/2011/0991 C	06/12/12	Sunderland Peacock & Associates, land rear of Hazelmere, Pimlico Road, Clitheroe	WR	-	Statement sent 15/01/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir, Clerk Hill Road, Whalley	WR	-	Statement sent 16/01/13
3/2012/0831 D	13/12/12	Mr J Harding and Ms C Britcliffe 29 Moor Lane, Clitheroe	WR	-	Statement sent 23/01/13
3/2012/0637 Undetermined	07/01/13	Mr Andrew Taylor, David Wilson Homes, land to the south of Mitton Road, Whalley	Inquiry	15/05/13 (7 days)	Notification letter sent 08/01/13 Questionnaire sent 30/01/13
3/2012/0843 D	07/01/13	Paddy Power plc, Whiteside Bakery, 10 Market Place, Clitheroe	WR	-	Notification letter sent 8/1/13 Questionnaire sent 21/01/13 Statement due 18/02/13

<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>
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road, Barrow	Inquiry		Notification letter sent 29/01/13 Questionnaire sent 01/02/13
3/2012/0478 and 0479 Undetermined	23/01/13	28 Church Street, Ribchester	WR		Notification letter sent 31/01/13 Questionnaire sent 05/02/13
3/2012/0723 R	25/01/13	site of former stable, Trapp Lane, Simonstone	WR		Notification letter sent 01/02/13 Questionnaire due 07/02/13
3/2012/0526 R	01/02/13	Laneside Pendleton Farm,	WR		Notification letter due 15/02/13 Questionnaire due 15/02/13
3/2012/0089 R	Awaiting start date appellant's documents received 31/01/13	Lanshaw Barn Woodhouse Lane Slaidburn			
3/2012/0402 R	Awaiting start date appellant's documents received 24/01/13	Mason House Farm Clitheroe Road Bashall Eaves			
3/2012/0862 R	Awaiting start date appellant's documents received 21/01/13	Fell View Barnacre Road Longridge			

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

Non-Determination Appeal in relation to an outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road, on site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station at land south west of Barrow and west of Whalley Road, Barrow

The Director of Community Services submitted a report advising Committee in relation to the recently received non determination appeal and requesting guidance on the issues relating to the Council's reasons for refusal of the scheme. No formal decision had yet been made in relation to this application for several reasons. There had been ongoing discussions with consultees in respect of highway and education matters that arose as a result of initial consultation responses. The appeal for non-determination was submitted on 24 December 2012 and on receipt no further work could be undertaken in relation to dealing with the planning application. The Planning Inspectorate had contacted the Council on 18 January 2013 to confirm that the appeal was valid. The appellant had requested that the appeal be considered at a public inquiry, which they estimate will sit for 5 days. All those persons who were notified or consulted about the application and any other interested persons who had made representations regarding the application have been informed of the appeal with any additional comments to be submitted to the Planning Inspectorate by 1 March 2013. The appeal will have to be decided by the Secretary of State as the proposals involve residential development of over 150 units on a site of over 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality sustainable mixed and inclusive communities. It was important to gauge the views of Planning and Development Committee in order that Committee Members are satisfied with the officer report and are in agreement with its content and conclusions. It was felt that had this application been considered at a Planning and Development Committee, the formal recommendation would have been one of refusal with the following issues forming the substance of the Council's case.

- The proposal would be prejudicial to emerging policy in the Core Strategy.
- Insufficient information has been made available to enable a comprehensive assessment to be made of the likely impacts of the application on the local highway infrastructure.
- Visual impact.

The Head of Planning Services also informed Committee that following discussions with the Archaeological Service and the need for a pre-determination dig on this site, that had not been forthcoming, this could be used as an additional reason for refusal.

RESOLVED: That Committee endorse the issues outlined as reasons for refusal and authorise the Director of Community Services and Head of Planning Services to liaise as appropriate to establish the best possible case to defend the appeal.

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PROTOCOL ON NON-DETERMINATION APPEALS

The Director of Community Services submitted a report requesting Members to authorise the incorporation of the reasons for refusal associated with non determination appeals in the current delegation scheme as approved at the 6 December 2012 Planning and Development Committee meeting. He informed Committee that the strict deadlines governed by the Planning Inspectorate may mean that in certain circumstances, it would not be possible to take a decision item report to Planning and Development Committee, requesting authorisation to defend an appeal based on certain reasons. This was often due to the timetable of Committee meetings as well as the resources that would need to be prepared in presenting a report requesting Committee's decision. In order to utilise the resources appropriately, it was considered that the reasons for refusal should be delegated to the Director of Community Services and the Head of Planning Services and the delegation scheme in relation to planning applications be altered to make reference to non determination appeals. It was also important that Members were satisfied with the reasons for refusal and as such, the delegation should be based on confirmation from the Chairman and Vice Chairman and that it be reported to the Planning and Development Committee as an information report.

RESOLVED: That Committee approve the revised changes to the delegation scheme to include authorisation to determine the reasons for refusal for non-determination appeals.

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MINUTES OF THE CORE STRATEGY WORKING GROUP

The minutes of the Core Strategy Working Groups held on Wednesday, 9 January 2013 and Wednesday, 23 January 2013 were presented for Committee's information.

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APPEALS

- a) 3/2012/0390/P – Erection of a dwelling at land between n^o 52 and n^o 54 Knowsley Road, Wilpshire – appeal dismissed.
- b) 3/2011/0892/P – Residential development of land at Milton Avenue, Clitheroe – appeal allowed.

The Head of Planning Services informed Committee that there would be a slight procedural change in dealing with appeal decisions. He felt that in the case of high profile appeals, that in future, all Councillors will be informed of the decision by email as soon as it was received by the Council. This would be done for all public inquires, hearings and some written representative appeals at the discretion of the Head of Planning Services.

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REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reported from Representatives on Outside Bodies.

The meeting closed at 8.30pm

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