RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** is at **6.30pm** on **THURSDAY, 14 MARCH 2013** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you can be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (copy for information to all other members of the Council)
Directors
Press
Parish Councils (copy for information)

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.

✓ 2. To approve the minutes of the last meeting held on 14 February 2013 – copy enclosed.

3. Declarations of Interest (if any).

4. Public Participation (if any).

DECISION ITEMS

✓ 5. Planning Applications – report of Director of Community Services – copy enclosed.

INFORMATION ITEMS

✓ 6. Core Strategy Update – Minutes of Working Group – copies enclosed.

✓ 7. Appeals:

a) 3/2012/0401/P – Proposed redevelopment of site for residential purposes at 51-53 Knowsley Road, Wilpshire – Appeal dismissed.

8. Report of Representatives on Outside Bodies (if any).

Part II - items of business **not** to be discussed in public

None.

INDEX OF APPLICATIONS BEING CONSIDERED MEETING DATE: 14 MARCH 2013					
	Application No	**Page**	**Officer**	**Recommendation**	**Site**
A	**APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS**				
				NONE	
B	**APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR APPROVAL**				
	3/2012/0876/P	1	CS	AC	Land off Victoria Terrace Mellor Brook
	3/2012/0967/P	13	GT	AC	Flat at Over 60s Club Towneley Road, Longridge
	3/2013/0085/P	14	MB	AC	48 Chatburn Road Clitheroe
	3/2013/0097/P	17	MB	AC	6 Church Raike Chipping
C	**APPLICATIONS WHICH THE DIRECTOR OF COMMUNITY SERVICES RECOMMENDS FOR REFUSAL**				
				NONE	
D	**APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED**				
	3/2012/0964/P	20	JM	DEFER	Land north of Whalley Road Hurst Green
E	**APPLICATIONS IN 'OTHER' CATEGORIES**				
				NONE	

LEGEND

AC	Approved Conditionally	JM	John Macholc	GT	Graeme Thorpe
R	Refused	SW	Sarah Westwood	MB	Mark Baldry
M/A	Minded to Approve	CS	Colin Sharpe	CB	Claire Booth
		AD	Adrian Dowd		

DECISION

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 14 MARCH 2013
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF COMMUNITY SERVICES

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

APPLICATION NO: 3/2012/0876/P (GRID REF: SD 364149 431052)
PROPOSED DEVELOPMENT OF THREE HOUSES ON LAND OFF VICTORIA TERRACE, MELLOR BROOK

PARISH COUNCIL: In a letter dated 26 October 2012 the Parish Council did not raise objections to the application but made comments about the proposed three-storey dwellings overlooking single storey properties; presumed that the Ecological Survey was satisfactory; and that all nearby residents would be notified of the application.

In a further letter dated 3 November 2012, the Parish Council commented that, at a recent Parish Council meeting, it had become apparent that there were even more causes for concern about this proposed development. The Parish Council now therefore wished to object to the application for the following reasons:

1. The building height at three storeys overlooks/overshadows existing smaller properties.

2. The large properties are for five bedrooms, with two of the dwellings being three storeys in height. It is likely therefore that even more vehicles would be based in the properties.

3. The findings of the Ecological Survey need to be confirmed as satisfactory.

4. Mellor Brow is already a narrow lane and the proposal would exacerbate the situation at the very point where constriction becomes acute.

5. Mellor Brow/Mellor Lane has become a thoroughfare for vehicles using the BAe industrial complex, roads which were never designed for the current usage. Mellor Brow does not even have the benefit of a footpath.

6. It is difficult to understand how Policy G1 of the Districtwide Local Plan is satisfied, despite assertions to the contrary in the proposal.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	Has no objections to the proposals subject to the implementation of the access improvements that were agreed for the adjacent site under planning permission 3/2010/0180/P.
ENVIRONMENT AGENCY:	Has no objections to the application subject to the imposition of a condition that no development shall take place until a working method statement to cover all the proposed deculverting works and the creation of compensatory habitat is submitted to and agreed in writing by the Local Planning Authority; and that the development shall be carried out in accordance with the approved scheme (unless any amendments had first been agreed in writing by the Local Planning Authority). This condition is required because the construction phase of the development affecting the channel and banks of the watercourse that crosses the site would pose significant risks of damage to water dependant species and habitats.
ADDITIONAL REPRESENTATIONS:	Eight letters have been received from nearby residents who express objections to the proposal for reasons that are summarised as follows:

1. Adverse effects on the privacy of adjoining properties especially as the proposed dwellings are three storeys high.

2. Light taken off lower properties, some of which have been there since the 1700's.

3. Three storey buildings would be out of keeping with existing nearby properties to the detriment of the appearance of the street scene. The proposal would detract from the historic character of the locality.

4. Recently constructed relatively high dwellings in the locality caused much distress to local residents.

5. The submitted plans compare the elevation of the proposed three storey houses to the large property recently built on Bosburn Drive but do not show a similar comparison to the bungalows on Woodfold Close or the cottages on Victoria Terrace.

6. The application appears to be dismissive of the wildlife in the area of the site. The site is frequented by owls, bats, deer and pheasants.

7. This is phase 2 of a development for nine apartments on adjoining land. The extra traffic generated by both developments would be detrimental to highway safety at the most dangerous point of Mellor Brow where the road is narrow and close to a blind bend. It is a busy

road and the dangers are exacerbated by on-road parking for a number of small cottages. A car parking area for the previously approved development appears to now be a road leading to the proposed three houses.

8. The design and siting of the recently approved and built Beech House was the subject of much negotiation in order to take account of the amenities of those existing properties on Woodfold Close. This resulted in the property being sited close to the western boundary of the application site. There would be 25m between that dwelling and those proposed in this application. This would create problems of direct overlooking.

9. Concern about the ecological impact of the development.

10. Proposed landscaping could adversely effect the stability of the retaining wall to Beech House on the western boundary of the site.

11. The proposal would not result in any benefits to the residential area – in fact, the opposite would be the case.

12. Within the National Planning Policy Framework an important consideration is "establishing a presumption in favour of sustainable development that means that development is not held up unless to approve it would be against our collective interest". The strength of objection to this scheme from the local community is sufficient to justify refusal of the application.

13. There is no need for these houses. There are many houses of this size in the area that have been for sale for some time.

Proposal

The application seeks full permission for the erection of three relatively large detached houses.

Two of the houses (on Plots 2 and 3 at the southern end of the site) are of identical size, design and internal layout. Due to the change in levels across the site, these houses are split-level having a three storey front (east) elevation and two storeys at the rear (west). The footprint of these dwellings has approximate maximum dimensions of 11.7m x 10.4m giving an area of approximately 103.8m^2. These dwellings would have a maximum ridge height of approximately 10.2m as measured from the lower ground at their front elevations. These houses would have five bedrooms and include an integral garage.

The other proposed dwelling (on Plot 1 at the northern end of the site) has a larger footprint with maximum dimensions of approximately 17.5m x 9.6m giving an area of 147m^2. This is a two-

storey, five bedroom property with a double attached/integral garage. This property would also be constructed on sloping ground and its maximum ridge height, measured from the lower ground at its northeastern elevation is approximately 8.5m.

All three dwelling will be primarily of natural random coarsed stone with small areas of white render and timber cladding. The roofs will be natural blue slate.

The proposal involves the formation of an access road from Mellor Brow utilizing the northern end section of the unmade Victoria Terrace. Access to the existing properties on Victoria Terrace will be maintained. The junction, however, will be improved by the demolition of part of the existing packhorse garage building and alterations to the curtilages of number 87 Mellor Brow and number 2 Victoria Terrace (that are in the applicants ownership) in order to provide footpaths on each side of a widened/improved access. These alterations to the access have been previously approved under permission 3/2010/0180/P, but could be implemented independently whether or not that previous permission relating to the adjoining land is carried out.

The proposal also involves the diversion and de-culverting of a section of Mellor Brook and the construction of a bridge over the brook, details of the design and construction of which are included in the application.

Site Location

The application site is entirely within the settlement boundary of Mellor Brook as defined by saved Policy G3 of the Ribble Valley Districtwide Local Plan.

The site has an area of approximately 0.32 hectares and comprises the main area upon which the three dwellings are to be constructed plus the strip of land required for the improvements to the access onto Mellor Brow and the construction of the access road to serve the proposed dwellings.

The main part of the site was previously overgrown but it has recently been cleared of brambles etc such that it is now a grassed area free of any trees/shrubs etc. It is a site of changing levels but generally sloping downwards from west to east.

The site is adjoined to the south and west by the curtilages of existing dwellings in Woodfold Close and Bosburn Drive (on higher ground). To the north of the main part of the site and west of the proposed access road there is an area of woodland. The main part of the site is adjoined to the east by an area of woodland and Mill Cottage whilst the houses on Victoria Terrace adjoin the eastern side of the proposed access.

Relevant History

3/1999/0333/P – Conversion of existing building and extensions to provide eleven flats and one house with associated garages and car parking relating to the current application site and adjoining land. Refused and appeal dismissed.

3/2002/0627/P – Demolition of existing commercial premises and erection of nine apartments on cleared site relating to land adjoining the current application site. Approved with conditions.

3/2007/0136/P – Demolition of existing commercial premises and erection of nine apartments on the cleared site relating to land adjoining the current application site. Approved with conditions.

3/2010/0180/P – Renewal of permission 3/2007/0136/P for the demolition of existing commercial premises and erection of nine apartments. Approved with conditions.

Relevant Policies

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy G3 - Settlement Strategy.
Policy ENV10 - Development Affecting Nature Conservation.
Policy ENV13 - Landscape Protection.

Core Strategy 2008 – 2082 – a Local Plan for Ribble Valley Regulation 19/22 Consultation Draft
Policy DMG1 – General Considerations.
Policy DMG2 – Strategic Considerations.
Policy DME2 – Landscape and Townscape Protection.
Policy DME3 – Site and Species Protection and Conservation.

National Planning Policy Framework (NPPF).

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in the determination of this application relate to the principle of the development, and the effects of the proposal upon highway safety, ecology/trees, visual amenity and the amenities of nearby residents.

Principle of Development

The policy basis against which the proposals should be considered is set out in the context of national, regional and local development plan policies. At national level, the National Planning Policy Framework (NPPF) came into force on 27 March 2012 and states that the heart of NPPF is the presumption in favour of sustainable development which means that for decision-making purposes that:

Where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or specific policies in the framework indicate that development should be restricted.

The NPPF requires Local Planning Authorities to consider housing applications in the context of a presumption in favour of sustainable development and the relevant policies for this supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable sites.

The Council's most recently published housing land calculation (report to Planning and Development Committee on 17 January 2013) taking account of comments in relation to the deliverability of identified sites following a recent appeal decision, but without any further detailed adjustments for deliverability other than the continuation of a slippage allowance, the

Council has less than a 5 year supply. However, initial information from the 31 December 2012 survey indicates (again without detailed assessments of deliverability) that, due to the number of rate of applications being approved, the Council has moved back into a five-year supply situation. It is important to stress that this must be treated with an element of caution given the fact that deliverability appraisal has not been completed. Further work is being undertaken in relation to this assessment, however, in view of the fact that the development plan strategy is considered out of date, the presumption in favour of sustainable development is triggered in any event with the principle of the development standing to be judged primarily against NPPF.

In this particular case, the Local Plan is considered to provide some context for the consideration of the application in relation to NPPF. The site is within the settlement boundary of Mellor Brook and Policy G3 states that within Mellor Brook (and also Read and Simonstone) planning permission will be granted for the development and redevelopment of land wholly within the settlement boundary not defined as essential open space. In the explanatory text it is stated that "these villages are considered most suitable to accommodate modest development. This is by virtue of the community facilities already existing within the villages". Mellor Brook is therefore effectively identified in the Local Plan as a sustainable location for new development.

To amplify this point, Mellor Brook lies close to the A59 which is the main road connecting with Preston to the west and Clitheroe and Skipton to the east, and lies less than 5 miles from junction 31 of the M6. Several bus services are also within walking distance of the site including services to Preston and Blackburn. Mellor Brook is also within close proximity to the British Aerospace Samlesbury Plant and associated businesses to the west, providing jobs within easy access of the site. The site is therefore considered to be a very sustainable location for housing development.

The proposal to construct three dwellings on this site within the settlement boundary of Mellor Brook is therefore in accordance with saved Policy G3 of the Local Plan. The requirements of saved Policy G3 are effectively carried forward by Policy DMG2 in the Core Strategy Submission Draft. This states that development should be in accordance with the Core Strategy Development Strategy and should support the spatial vision; and that development proposals in defined settlements should consolidate, expand or round off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. It is considered that three dwellings on this site would be in keeping with the scale of the existing settlement. In my opinion, therefore, the proposal complies with the requirements of Policy DMG2. As stated above, the proposal is also considered to satisfy the presumption in favour of sustainable development within NPPF. As a development of three dwellings (ie below the threshold of five dwellings contained within the document Addressing Housing Need in Ribble Valley) there is no requirement for any of the dwellings to be "affordable".

I therefore conclude that the development is acceptable in principle.

Highway Safety/Parking

The proposal involves improvements to the access onto Mellor Brow that has been approved by a previous planning permission. The County Surveyor has confirmed that, subject to the implementation of those improvements, he has no objections to the proposal on highway safety grounds.

The submitted plans indicate that three off-road parking spaces would be provided for each of the dwellings on Plots 2 and 3 (in addition to the single garage on each of those dwellings) and that four spaces will be provided on Plot 1 (in addition to the double garage on this dwelling). This vision is considered to be more than adequate to satisfy the parking needs of the proposed dwellings.

The parking spaces approved for the adjoining development of nine apartments remain unaffected by this application.

Therefore, subject to appropriate conditions, the application is considered to be acceptable in relation to parking and highway safety matters.

Ecology/Trees

There are no trees on the main part of the application site. The provision of the proposed access road would have no more of an effect upon the trees on the adjoining land than would result from the provision of the parking spaces approved for the adjoining proposed apartments development. The Council's Countryside Officer has no objections in relation to tree issues subject to an appropriate condition relating to protection during construction works.

In relation to ecological considerations, an Extended Phase I Habitat Survey and Baseline Ecological Impact Assessment has been submitted with the application. This has considered the potential impacts and outlined any required mitigation measures in relation to a number of species as summarised below:

1. Badgers – no badger setts found on site but badgers known to occur in the wider area. Therefore, no significant impact likely unless new setts are established in the interim. Mitigation measures to include checking for signs of new setts being established six to eight week prior to any site works, including site clearance, taking place.

2. Water Voles – little suitable habitat occurs on the site and that which does occur is unsuitable for use by water voles. Therefore no impact likely and no mitigation required.

3. Bats – bats are likely to forage around trees and shrubs primarily along the boundaries of the site beyond the development footprint. Removal of any trees adjoining the site could result in slight severance of commuting routes and/or loss of foraging areas. Mitigation measures are recommended in order to maintain existing flight-lines wherever possible and for the required partial demolition of the existing building to be undertaken during the safe period of October to March inclusive.

4. Breeding birds – low bird breeding potential within the main area of rough grassland but moderate potential within the adjoining mature woodland. Mitigation measures recommended in the form of retention of as much existing mature vegetation as possible, especially mature woodland and scrub and no vegetation to be removed during the breeding season of February to July inclusive until or unless checked for breeding birds by an ecologist.

5. Great Crested Newts – no suitable ponds or other water bodies occur on site of within 250m of the site boundaries where there is direct habitat linkage. Therefore no impact likely and no mitigation required.

6. Botany/Vegetation Communities/Habitats – whilst semi-natural habitat of moderate ecological value occurs adjoining the site boundaries, the habitat within the area proposed within the development comprises almost exclusively species-poor grassland or other disturbed ground. The development would therefore have little or no impact upon any semi-natural vegetation of importance other than a small section of aquatic habitat (stream) which will be lost to accommodate the proposed access road. No specific mitigation is required within the development footprint but, the mature woodland and scrub adjoining the site should be retained and links into the wildlife corridor should be maintained.

The overall conclusions of the Assessment are as follows:

1. The site is used by a small number of relatively common breeding bird species and to a relatively small extent by foraging and commuting by bats, but is otherwise of limited ecological value. During the various surveys, there were no signs of any bat roosts in any of the trees or existing buildings that will be affected, and no signs of any other protected or otherwise important species such as great crested newts, badgers or barn owl occurring on site.

2. There are no important habitats or vegetation communities occurring on site or close to the site boundaries that would be adversely affected by the proposals.

3. There are no historic records of any protected or otherwise important species or habitats occurring within or adjacent to the site boundaries.

4. It is reasonable to conclude that, with adequate mitigation to compensate for the modest loss of habitat, and the implementation of a number of relatively minor precautions, there would be no negative ecological impact of any significance resulting from the proposed development.

The Assessment has been considered by the Council's Countryside Officer, who concurs with its findings and therefore has no objections to the application in relation to ecological matters subject to the imposition of a condition requiring the implementation of appropriate mitigation measures.

The Assessment and the ecological aspects of the application in general (and specifically in relation to the watercourse) has also been considered by the Environment Agency. Subject to an appropriate condition, the Environment Agency also has now objections to this application.

Therefore, subject to appropriate conditions, the application is considered to be acceptable with regards to trees and ecological considerations.

Visual Amenity

The application relates to the erection of three detached dwellings on a sloping site that is devoid of trees. There will therefore be no detrimental effects upon visual amenity as a result of tree felling. There are existing dwellings of various types, size, design and age to the west, south and east of the site, with an approved housing development site to the north. Therefore, in general terms, the building of houses on the site would not be inappropriate in visual terms.

In relation to more specific visual considerations, the size and height of the proposed dwellings are not, in my opinion, inappropriate for the site. The split-level 2/3 storey dwellings take

account of the sloping nature of the site. Although relatively large, properties of this general size already exist in the locality, most notably in the form of the recently constructed dwellings on higher ground to the west of the site that are accessed off Bosburn Drive.

The proposed dwellings are located to the southeast of the traditional terraced houses on Victoria Terrace, such that they are not particularly viewed within the context of those older nearby properties. In any event, however, the proposed dwellings would be predominantly of natural stone construction with natural slate roofs; with small areas of white render and timber cladding. It is considered that, through the combination of traditional and modern materials, the development will be visually appropriate respecting and adopting elements of both the older and more recent residential properties in the immediate vicinity of the site.

Whilst, therefore, considering the development to be visually appropriate, the dwellings will also be screened by existing woodland to the north and south; and additional landscaping/screening is proposed along the western site boundary. The proposal would therefore have minimal impact upon the wider townscape/landscape.

Overall, I consider the proposal to be acceptable with regards to visual amenity considerations.

Residential Amenity

The existing properties that might be affected by the proposed development are Victoria Terrace and Mill Cottage to the east and the bungalows on Woodfold Close and two storey houses on Bosburn Drive to the west and southwest.

In my opinion, the only effects upon the terraced houses at Victoria Terrace would be from the access road that would pass in front of those dwellings. As the road would be a considerable distance away from the front elevation of those houses (and separated by their own parking area) I do not consider that the traffic generated by three dwellings would have any seriously detrimental impact upon the amenities of those particular dwellings. In relation to this specific consideration, I also do not consider that the use of the access road would seriously impact upon the amenities of Mill Cottage.

The houses on Plots 2 and 3 are sited so far away to the southeast of Mill Cottage that they would have no discernable effects upon the amenities of that property. The house on Plot 1 is in excess of 35m away from Mill Cottage and is orientated so that its front elevation looks to the south of Mill Cottage rather than directly facing that property. I do not consider that the proposal would have any seriously detrimental effects upon the amenities of the occupiers of Mill Cottage.

The closest property to the bungalows on Woodfield Close would be the two storey dwelling on Plot 1. There would be a separation distance between the nearest bungalow and that proposed dwelling of approximately 27m. The proposed dwelling would be on considerably lower ground than the existing property and a scheme of landscaping/screen planting is proposed between the two dwellings. As a result of a combination of these factors, I do not consider that the proposal would have any seriously detrimental effects upon the amenities of any of the existing properties on Woodfold Close.

The proposed 2/3 storey dwellings on Plots 1 and 2 would be closest to the existing properties on Bosburn Drive. The rear elevations of the proposed dwellings that would face the existing properties are only 2 storeys high and are on considerably lower ground. There would also be a

separation distance in excess of the usual minimum requirement (on a flat site) of 21m; and screen planting would be provided between the existing and proposed dwellings. As a result of a combination of these factors, I do not consider that the proposed development would have any seriously detrimental effects upon the amenities of the occupiers of any of the existing dwellings on Bosburn Drive.

Overall, subject to a condition relating to the implementation of a landscaping/screen planting scheme I do not consider that the proposed development would have any seriously detrimental effects upon the amenities of any existing nearby residents.

Conclusion

The proposed development is considered to be acceptable in principle as it would be in accordance with the relevant saved policies of the Local Plan, the relevant policies of the Core Strategy Submission Draft and the presumption in favour of sustainable development within NPPF. For reasons explained in the report, it is also considered that, subject to appropriate conditions, the proposal would not have any seriously detrimental effects upon highway safety, ecology/trees, visual amenity or the amenities of any nearby residents.

SUMMARY OF REASONS FOR APPROVAL

The proposal would provide three dwellings in a sustainable location within an existing settlement and without any seriously detrimental effects upon highway safety, ecology/trees, visual amenity or the amenities of any nearby residents.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the proposal as shown on drawing No's 11.138/03C, 04C, 05C, 06C, 09A, 10 and 11.

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

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

   REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

4. Prior to the first occupation of any of the dwellings hereby permitted, the access into the site from Mellor Brow shall have been formed to the satisfaction of the Local Planning Authority in accordance with submitted drawing number 11.138.10 (and as more specifically detailed

on drawing number 10 dated 07.06.06 that has previously been approved under references 3/2007/0136/P and 3/2010/0180/P). Additionally, the access road serving the three dwellings and all garages and parking spaces shall have been provided in accordance with the submitted plans.

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 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

5. No part of the development hereby permitted shall be commenced until an arboricultural impact and tree constraints plan in accordance with BS5837 2012 – Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the Local Planning Authority.

   Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Mellor Brook Tree Preservation Order 1999 and identified for retention in the approved Arboricultural Impact Assessment and Tree Constraints Plan shall be protected in accordance with BS5837 2012, the details of which shall be agreed in writing and implemented in full throughout the period of construction works under the supervision of a qualified arboriculturalist and in liaison with the Local Planning Authority.

   A tree protection monitoring schedule shall be agreed by the Local Planning Authority and tree protection measures shall be inspected by the Local Planning Authority before any development works are commenced.

   All previously approved root protection/exclusion zones shall remain in place until all building work has been completed and all excess materials have been removed from the 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 zones. In addition, no impermeable surfacing shall be constructed within any protection zone.

   No tree surgery or pruning shall be implemented without the prior written permission of the Local Planning Authority, which will only be granted when the Authority is satisfied that it is necessary, is in accordance with BS3998 for tree work and will be carried out by an approved arboricultural contractor.

   REASON: In order to ensure that all trees protected by a Tree Preservation Order or shown for retention in the approved Arboricultural Impact Assessment and Tree Constraints Plan, are physically protected from the potential adverse effects of development in the interests of visual amenity and to comply with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME2 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Consultation Draft.

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. In particular the submitted details shall relate to the extensive landscaping/screen planting close to the western site boundary as shown (in illustrative form) on drawing no 11.138/09A.

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 visual amenity and 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 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. The development shall be carried out in strict accordance with all mitigation measures stated in the Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment by Cameron S Crook and Associates dated September 2012 that was submitted with the application. Specifically, the following requirements shall be satisfied:

   - Checks for any new badger setts on the site shall be carried out six to eight weeks prior to any site works (including clearance) being carried out and the results of such checks shall be submitted in writing for the consideration of the Local Planning Authority.

   - In relation to bats, existing flight-lines shall, wherever possible, be maintained and the required partial demolition of the existing building shall be undertaken during the period October to March inclusive.

   - In relation to breeding birds, as much existing mature vegetation as possible shall be retained and no vegetation shall be removed during the breeding season of February to July inclusive or until or unless checked for breeding birds by an ecologist.

   - In relation to botany/vegetation communities/habitats, the mature woodland and scrub adjoining the site of the proposed development shall be retained and links into the wildlife corridor shall be maintained.

   REASON: In the interests of species protection and conservation and to comply with Policies DMG1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. Prior to the commencement of development, a working method statement relating to the required de-culverting works and the creation of compensatory habitat shall be submitted to and approved in writing by the Local Planning Authority. The working method statement shall include details of the length of the proposed de-culverting, the design of the new channel to be opened up and details of what will happen to the excavated material. The development shall thereafter be carried out in complete accordance with the approved

details unless any subsequent amendments or modifications have first been agreed in writing by the Local Planning Authority.

REASON: In the interests of species protection and conservation and to comply with Policies DMG1 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Core Strategy 2008 – 2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft.

APPLICATION NO: 3/2012/0967/P (GRID REF: SD 360286 437463)
REPLACE FRONT DOOR AND REPLACE ONE FIRST FLOOR WINDOW WITH A SIDE OPENING SYSTEM TO ENABLE ESCAPE IN CASE OF EMERGENCY. FLAT AT OVER 60'S CLUB, TOWNELEY ROAD, LONGRIDGE, LANCASHIRE

LONGRIDGE TOWN COUNCIL: No observations or comments received.

ADDITIONAL REPRESENTATIONS: No additional representations have been received.

Proposal

This application seeks permission for two alterations to the external fenestration of an existing first floor flat over the Over 60's Club in Longridge, a property managed and maintained by Ribble Valley Borough Council. The scheme proposes the replacement of the existing white, single glazed, rotten timber door with a secure upvc door (a like for like design replacement) and the replacement of an existing top opening window with a side opening window to allow a fire escape onto the flat roofed extension that is part of the Over 60's Club.

Site Location

The property is located off Berry Lane, within the town centre of Longridge. It also lies within the Longridge Conservation Area.

Relevant History

N/A.

Relevant Policies

NPPF.
Policy G1 - Development Control.
Policy ENV16 - Development Within Conservation Areas.
Core Strategy 2008/2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft
Policy DMG1 – General Considerations.
Policy DME4 – Protecting Heritage Assets.
Longridge Conservation Area Appraisal (adopted April 2007).
Planning (Listed Buildings and Conservation Areas) Act 1990.

Environmental, AONB, Human Rights and Other Issues

The main consideration in the determination of this application is with respect to the general duty of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the special attention that shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The main consideration in the determination of this planning application relates to the visual impact of the scheme on Conservation Area.

The property already has a number of white upvc windows at first floor level, so the proposed replacement of one of these with a fire escape opener is considered to be acceptable both visually and as good practice. With regards to the replacement timber door, whilst the Council may in some instances within Conservation Areas seek a like for like material replacement, in this case given the front of this property is screened by an existing 1.4m (approximately) high timber fence, and the fact it sits next to the flat roofed Over 60s Club that has upvc fenestration and a upvc door, I do not consider that the visual harm of the scheme would be such that it would be to the significant visual detriment of the area.

On this basis, given the obvious added benefits from these changes, and that approval of the scheme would not be to the visual detriment of the amenity of the Longridge Conservation Area, I recommend the application accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant visual impact on the building or adverse affect upon the setting of the Conservation Area.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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

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

2. The permission shall relate to the development as shown on Plan Drawing No's OSC/KTC/003 Revision C and OSC/BRM/002 Revision B.

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

APPLICATION NO: 3/2013/0085/P (GRID REF: SD 374760 442312)
PROPOSED DEMOLITION OF THE EXISTING KITCHEN AND STORE AND REPLACEMENT WITH A SINGLE STOREY KITCHEN AND UTILITY ROOM AT 48 CHATBURN ROAD, CLITHEROE

TOWN COUNCIL: Have no objections.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	No representations have been received at the time of writing.
ENVIRONMENT AGENCY:	No representations have been received at the time of writing.
ADDITIONAL REPRESENTATIONS:	No representations have been received at the time of writing.

Proposal

Planning permission is sought for the demolition of the existing kitchen and store to be replaced by a single storey kitchen and utility room.

The proposed development consists of an inverted L shaped extension to the rear of the dwelling. Along its longest side the structure will project 7.1m from the rear of the existing dwelling and 4.5m along its shortest side. The structure will measure 4.55m at its widest point and 2.26m at its narrowest point. The proposed development will stand to an eaves height of 2.5m and an overall height of 3.6m at its highest point. The proposed extension is to be finished with render under a dual pitched slate roof.

Site Location

The development site is a mid terraced property which fronts Chatburn Road. The proposed development is to be sited within the existing, enclosed yard area to the rear of the property.

Relevant History

N/A

Relevant Policies

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy G10 - Legal Agreements.
Policy SPG – "Extensions and Alterations to Dwellings".

Ribble Valley Core Strategy 2008 to 2028 (Regulation 22 Submission Draft)
Policy DMG1 – General Considerations.
Policy DMH5 – Residential and Curtilage Extensions.

Environmental, AONB, Human Rights and Other Issues

The existing kitchen and outside stores form a linear projection from the rear of the existing dwelling. The proposed development will result in an inverted L shape projection from the rear of the dwelling. The result of this is a structure which extends across the whole width of the dwelling to abut the single storey rear extension of the adjoining property of No 50.

I am satisfied that the proposed development, in terms of its scale and design, would be a subservient and sympathetic addition to the existing dwelling. This would be in-keeping with the character of the area.

A key consideration in the determination of this application is what, if any, impact the development will have upon the residential amenity of the area. Extensions to the rear of terraced or semi detached properties such as the one proposed within this application; can in some circumstances, lead to a loss of natural light to adjoining properties which may be detrimental to the residential amenity of the area.

However, having considered the submitted details I am of the opinion that in this particular case, any detrimental impact upon residential amenity would be no greater than may already be the case.

The residential amenity of the adjoining property to the north east (No 50) would not be affected by virtue of the existing single storey extension which already exists to the rear of this property.

With regard to the adjoining property to the south west (No 46) I am of the opinion the proposed development would not significantly alter existing conditions. This is because the proposed projection of the rear extension is only 10cm greater than the extent of the current structure with the eaves height of the extension remaining unchanged from that of the existing structure.

I therefore see no material objections to the granting of this planning permission and recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development shown on plan reference number J.BROWN2012-02A.

   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 the adopted Supplementary Planning Guidance – “Extensions and Alterations to Dwellings” and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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

   REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance – "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft)

APPLICATION NO: 3/2013/0097/P (GRID REF: SD 362179 443352)
PROPOSED SINGLE STOREY EXTENSION OF UTILITY SPACE AND INCLUDING REMOVAL OF NORTH WEST FACING ROOF SLOPE AND DOOR AT 6 CHURCH RAIKE, CHIPPING

PARISH COUNCIL:	No representations have been received at the time of writing.
ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):	No representations have been received at the time of writing.
ADDITIONAL REPRESENTATIONS AND STATUTORY ADVERTISEMENT:	No representations have been received at the time of writing.

Proposal

Planning permission is sought for the erection of a single storey extension of utility space and including the removal of northwest facing roof slope and door.

The proposed works consist of alterations to an existing dual pitched building located to the rear of the dwelling. This currently projects 1m from the rear of the existing dwelling and measures 3.75m in width and stands to an overall height of approximately 2.5m.

The proposed alterations would result in a structure which projects 1m from the rear of the existing dwelling, measures 5.15m in width, and stands to an overall height of approximately 3m. The roof would remain dual pitched with the works being completed in red brick and blue slate to match the existing structure.

Site Location

The development site is the end property of a short terrace of three dwellings which front Church Raike. St Bartholomew's Church is located to the south east of the development site. The rear of the property directly abounds the churchyard.

The development site is located within the Forest of Bowland AONB. In addition to this, the site is located within the Chipping Conservation Area within which 6 Church Raike has been designated as a Building of Townscape Merit.

Relevant History

3/2001/0568/P – Certificate of Lawfulness for a proposed conversion of garage to a dining area, WC and lobby. Parking area in front of garden. Permitted development.

3/1989/0393/P – Extension to provide bedroom over existing garage. Approved.

Relevant Policies

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV16 - Development Within Conservation Areas.
Policy H10 - Residential Extensions.
Policy SPG – "Extensions and Alterations to Dwellings".

Ribble Valley Core Strategy 2008 to 2028 (Regulation 22 Submission Draft)
Policy DMG1 – General Considerations.
Policy DME2 – Landscape and Townscape Protection.
Policy DNE4 – Protecting Heritage Assets.
Policy DMH5 – Residential and Curtilage Extensions.

Environmental, AONB, Human Rights and Other Issues

The proposed development is relatively minor in terms of its overall scale. It is however still important to have regard to the potential impact the proposals will have upon the character, setting and visual amenities of both the Conservation Area and the AONB. All development is expected to preserve or enhance the character, settings and visual amenities of both these areas. Development which does not achieve this will be considered to be unacceptable.

The proposed works result in the alteration of the existing dual pitched structure to the rear of the dwelling rather than the construction of an entirely new structure. I am of the opinion that these works will not materially alter the existing dwelling.

Due to the location of the development, I am satisfied that there will be no impact upon the existing street scene. The most prominent view of the development would be from the Churchyard to the east. However, from this vantage point the structure will be partially screened by the presence of the existing 1.5m high boundary wall.

I am mindful of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the desirability of preserving and enhancing the character and appearance of the Conservation Area. I consider this scheme would not adversely affect the Conservation Area.

However, I am of the opinion that these features would be preserved. This is because the development would not materially alter the character and form of the existing dwelling. Any damage would certainly be no greater than may already be the case.

Therefore, having considered the submitted details, I am satisfied that the proposed development would not lead to the loss or damage of the character and setting of the Conservation Area or the AONB nor affect residential amenity as there are no overlooking or loss of light issues. I therefore see no material objections to the granting of this permission and recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant visual impact on the building or adverse affect upon the setting of the Conservation Area nor residential amenity.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

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

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

2. This permission shall relate to the development shown on drawing No 268/201.

   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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF COMMUNITY SERVICES BEING SATISFACTORILY COMPLETED

APPLICATION NO: 3/2012/0964/P (GRID REF: SD 368700 438070)
PROPOSED DETAILED CONSENT FOR THE ERECTION OF 30 DWELLING-HOUSES, CREATION OF NEW ACCESS ON TO WHALLEY ROAD, NEW ESTATE ROAD, LANDSCAPING, REPLACEMENT SCHOOL CAR PARK AND PICK UP AND DROP OFF PROVISION, PUBLIC OPEN SPACE, DEMOLITION OF EXISTING AGRICULTURAL BUILDING AT LAND TO THE NORTH OF WHALLEY ROAD, HURST GREEN

PARISH COUNCIL: Following a public meeting in which 65 people attended, it reported that many expressed objections to the development relating to in part over-development of the site relative to the existing size of the village, loss of greenfield land and precedent may be set. A number were disappointed that in reducing the units the envelope of the development had not been reduced and that the remaining greenfield land would be a focus for further development. Their objections on highway grounds, in particular provision of a car park on site would not alleviate the serious problems associated with school traffic and that the proposed drop-off lay-by was inadequate.

The Parish Council also received a detailed letter relating to parking problems associated with the adjacent school. To conclude the Parish Council shares these various concerns about parking, access and safety at the junction point and object to the development.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR): The proposed development is well within the capacity of a simple priority junction and not cause any capacity issues to the highway network. Based on the revised plans submitted on 5 December 2012 which increases the size of the footpath on the highway as well as attention to the traffic calming measure have no objections subject to appropriate safeguarding conditions relating to visibility splay.

UNITED UTILITIES: No objections to the proposal subject to appropriate conditions and advise that the site must be drained on a separate system with any foul drainage connected into the foul sewer. Surface water should be discharged to the soakaways suds are directly to a watercourse which may require the consent of the Local Authority. They applicate the following conditions:

1. Prior to commencement of any phase of the development, details of the surface water drainage and means of disposal from that phase based on the hierarchy outlined in building regulation 83 and sustainable drainage principles with evidence of an assessment of site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be completed, maintained and managed in accordance with the approved details.

2. Surface water must be drained separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewage systems.

3. Notwithstanding any indication on the approved plans, no development shall not be commenced unless and until a drainage strategy for disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. Development should be completed and maintained and managed in accordance with the approved details.

ENVIRONMENT AGENCY: No objections subject to the inclusion of conditions to meet the following requirements:

1. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of hydrological and hydro-geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1:100 year critical storm will not exceed the run-off from undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with approved details before the development is completed. Advice is also given regarding surface water run-off and suds management scheme.

LCC (EDUCATION DEPT): No objection but require an education contribution which would relate to £127,999 primary places based on 11 places. In relation to secondary places, they would require a contribution of £140,262 for 8 spaces. Members are asked to refer to the full report for a further breakdown of information. However, to summarise they indicate that the latest projections for local primary schools show there to be a shortfall of 43 places in five years time and that the shortfall will occur without the impact from this development.

There projections take into account the current numbers of pupils in the schools, the expected take-up of pupils in future years based on local birth and the expected levels of inward and outward migration based on what is already occurring in the schools. It also take into account the housing development within the local five year housing land supply, which has already had planning permission. On that basis they seek 11 places for primary education. In relation to secondary, the same summation is given and they anticipate there will be a shortfall of 34 places. As such they require 8 places.

LCC (MINERALS): The application is in a mineral safeguarding area as defined by Emergency Policy M2 of the Joint Lancashire Minerals and Waste Local Development Framework, Site Allocations and development management policies and proposal maps and as such protected by Policy CS1 of the Adopted Joint Lancashire Minerals and Waste Core Strategy. The National Planning Policy Framework Paragraph 144 states: *"Local Planning Authorities should not normally permit over-development proposals in mineral safeguarding areas where it might constrain potential use for these purposes.* The Adopted Lancashire Mineral and Waste Core Strategy, Policy CS1 states: *"Mineral resources with potential for extraction now or in the future will be protected from permanent sterilization by over-development. Extraction of mineral resources prior to other forms of development will be encouraged".* The Emerging Policy M2 from Lancashire Minerals and Waste Site Allocations and Development Management Policies states: *"within these mineral safeguarding areas identified planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals unless the applicant demonstrates to the satisfaction of the Minerals Planning Authority that:*

- *the mineral concerned is no long of any value or has been fully extracted;*
- *the full extent of mineral can be extracted that is prior to the incompatible development taking place;*
- *the incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to minerals being worked; there is an overarching need for incompatible development that outweighs the need to avoid sterilization of mineral sources;*
- *that prior extraction materials is not feasible due to depth of deposit;*
- *extraction would lead to land stability problems;*

- *in the case of peat deposit that no longer serves as a carbon sink.*

To accord with National Policy, the Core Strategy and emerging Policy M2 of the site the applicant must be able to demonstrate that development meets the criteria above. Given the nature of this development and its potential to permanently sterilize resources in its vicinity, I would encourage you to impress upon the applicant that a site survey is carried out by a competent geological consultant. The site survey should form the basis of a technical assessment as to the size and nature of any workable mineral deposits including whether the mineral is of value and whether they could be extracted by development taking place. If the mineral resource could not be extracted prior to development taking place eg because of subsequent flooding or land stability issues that would preclude the proposed development taking place and a judgement will have to be made as to whether the importance given to the development by your Local Planning Authority outweighs the need to the sterilization of mineral resources.

Subsequent to that letter County have further indicated that the Council should still encourage a site survey to be carried out prior to determination of this application. They also indicate that there are ways to extract small qualities of stone with low impact and that a screen could be put up along the western boundary to protect the houses on that boundary whilst the topography would also form a natural screen. In their opinion it would be possible to establish a small operation on site for a limited time. Most dimension stone is won by ripping the stone from the face which can be low impact depending on the machinery used. I consider that if a survey is not undertaken the applicant does not provide enough information for the Council to make a decision whether minerals resource should be sterilized or prior extraction should occur and whether the proposal accords with national and emerging policy. The applicant will need to provide information why a site cannot be carried out. The development could lead to an incremental encroachment on the mineral safeguarding area.

ADDITIONAL REPRESENTATIONS:

Twenty six letters of objection have been received. The main issues are the following:

- The site is clearly within the Forest of Bowland Area of Outstanding Natural Beauty as well as the Hurst Green Conservation Area contrary to AONB protection policy.
- Concerns regarding the proposed new school car park would require difficult manoeuvring and is inside the estate so people will not use it.
- Entrance to the site is dangerous.

- The drop off point in relation to the school is on the wrong side of the proposed new estate road and would also lead to additional highway problems.
- The visual impact caused by the development as it is built on rising ground would dominate the existing buildings.
- The scale of the development is too large for Hurst Green and too big in relation to the size of the village.
- Reference is made that it should not be relevant that the school is a registered charity.
- Problems regarding overlooking in relation to a specific plot.
- The loss of the car park which is used by local residents outside school hours will cause problems for parking and could lead to congestion and highway issues.
- This is not an exceptional circumstance to justify it being contrary to national and local policies in the NPPF and Core Strategy, in particular DMG2 and DMH3.
- Inadequate infrastructure facilities exist as there are no shops and no surgery in Hurst Green and school is over subscribed, including electricity supply, which would therefore put pressure on the infrastructure and increase traffic problems in the area.
- Impact on tourism.
- Concern regarding noise, mess and destruction caused by any building work and congestion caused by construction traffic.
- A letter has been received from representatives of the local school and has concerns that the replacement car park is insufficient and that the drop off point is a significant distance away.
- Inappropriate design.
- No need for additional houses.
- Loss of vital farmland.
- Loss of open views.

Proposal

This application seeks detailed consent for the erection of 30 dwellings, the creation of new access onto Whalley Road, new estate road, landscaping, fencing and a replacement school car park and pick up/drop off provision as well a public open space and the demolition of existing agricultural buildings. The application includes a range of house types and styles in the form of terraced cottages, 7 detached houses and single storey bungalows. The properties range from 2-5 bedroom properties and comprise a mixture of design. Some buildings are designed to give the appearance of a farmhouse and barn while the terraced cottage relates in the proportion of the adjoining properties at Warren Fold. The materials and styles incorporate a range of house types which are traditional to the area. The submission includes natural stone and blue slate roof. The dwellings on the northern part of the site which faces towards the open field that go towards the college have a reasonably tight boundary with stone wall but then there is retention of open landscaped area so that it creates a relatively soft boundary. The scheme

also provides information open space within the site in a village green environment and retains the Ash tree. The proposed access point to the site is in the approximate location where existing car park is and opposite number 18 Whalley Road. The internal estate road has various turning spaces to serve pockets of the development. The proposed car park is located within the site but is in close proximity to the main carriageway and approximately 40m into the site. There is a pedestrian entrance from the car park to the adjoining footway that serves St James Roman Catholic Primary School and there is also a further link in the northern part of the site.

The heights of the building vary due to the different range and types of dwellings and as such the bungalows are approximately from 5m to 8.5m.

Site Location

The site is located in Hurst Green approximately 6 miles southwest of Clitheroe and 5.5 miles west of Whalley. It fronts directly onto the B6243 road. The site is approximately 2.44 hectares and part of the area is predominantly agricultural land with the immediate frontage being a reserved parking and pick up and drop off point for school children in connection with the Catholic Primary School. It is situated in the Area of Outstanding Natural Beauty and adjacent to Hurst Green Conservation Area. The land which forms part of the parking area is designated as G6 land in the Districtwide Local Plan. The site borders the track that goes to Hurst Green Roman Catholic School.

Relevant History

3/20112/0571/P – Screening opinion for proposed residential development of 30 dwellings. Concluded that environmental impact would not be necessary.

Relevant Policies

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy G5 - Settlement Strategy.
Policy G6 - Essential Open Space.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV6 - Development Involving Agricultural Land.
Policy ENV16 - Development Within Conservation Areas.
Policy ENV17 - Details Required with Proposals in Conservation Areas.
Policy H2 - Dwellings in the Open Countryside.
Policy H20 - Affordable Housing - Villages and Countryside.
Policy T1 - Development Proposals - Transport Implications.
Policy T7 - Parking Provision.
Ribble Valley Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft
Key Statement DS1 – Development Strategy.
Key Statement EN2 – Landscape.
Key Statement H1 – Housing Provisions.
Key Statement H2 – Housing Balance.
Key Statement H3 – Affordable Housing.
Policy DMG1 – General Consideration.
Policy DMG2 – Strategic Considerations.

Policy DME4 – Protecting Heritage Assets.
Policy DMB4 – Open Space Provision.
North West of England Regional Spatial Strategy to 2021.
Policy DP1 – Spatial Principles.
Policy DP2 – Promote Sustainable Communities.
Policy DP7 – Promote Environmental Quality.
Policy L1 – Health, Sport, Recreation, Cultural and Education Services.
Policy L4 – Regional Housing Provision.
Policy H5 – Affordable Housing.
Policy EM18 – Decentralised Energy Supply.
National Planning Policy Framework.

Environmental, AONB, Human Rights and Other Issues

The matters for consideration in determining this application are the principle of the development, highway safety, impact on any nature conservation interests, infrastructure provisions, visual and residential amenity. The site is also situated in the Area of Outstanding Natural Beauty and this should also be of significance in any consideration.

Principle of Development

The starting point in relation to policy principles is the Development Plan. This two elements, the Regional Strategy which may soon to be abolished but still remains extant and the Districtwide Local Plan Saved Policies. It is also relevant to have regard to the Core Strategy Regulation 22 Submission Draft. The Policies of the recently NPPF must then be considered with a judgment being made in relation to the weight of the key material considerations. The Regional Strategy provides the position in relation to housing requirements, affordable housing and broad focus of development. Primarily Policy L4 and L5 are significant Policies in this case.

For decision-making purposes the Council has adopted a Regional Strategy Housing Requirements pending its review through the preparation of the Core Strategy. The RS requirements plans for some 161 units per year which the Council can demonstrate currently a 6.97 year supply. The Core Strategy seeks to plan for 200 units per year, however the scale of the requirement has been subject to significant extensive objections that remain to be resolved through the examination process. At this time some weight must be afforded to the Core Strategy but there must be a reduced element of weight. However the Council can now demonstrate a 5.92 year supply against this requirement. Members are reminded that these figures are not a maximum or ceiling and development needs to be considered against the principles of establishing the NPPF around the presumption in favour of sustainable development. Also, these figures have not taken into account deliverability of the sites.

In terms of Saved Local Plan Policies as the site is on the edge of the existing settlement of Hurst Green the relevant Policy of the Districtwide Local Plan in relation to his locational requirement is Policy G5 which states that outside the main settlement boundaries and villages boundaries, consent will only be granted for small-scale developments that are essential to local economy or social well-being, needed for agriculture or developed for local housing amongst other things. It is clear that this proposal would not be in line with Policy G5 but regard must be given to the emerging Core Strategy as well as National Planning Policy Framework. Key Statement DS1 – Development Strategy, sets out the broad focus of development to be within the main settlement but elsewhere suggest that the general scale of planned housing growth would manage to reflect the existing population size, availability of the opportunity to apply

facilities to serve the development and the extent to which development can be accommodated in the local area. Paragraph 4.11 recognises that there would be a residual number of houses that need to be distributed amongst other settlements and this would total 583. It is therefore appropriate to have regard to this element of Core Strategy in assessing this current proposal.

In assessing this proposal it is equally appropriate to have regard to the designation of this part of the site as G6 which affords protection as valuable open space and I am of the opinion that the replacement car parking area which this G6 would have been designated for, would reduce the significance of this Policy and moreover there has not been a great deal of significant level of objections in relation to the G6 designation and it is considered that this may be out of date by virtue of the Core Strategy. It is important to have regard to the fact that this site is within the Area of Outstanding Natural Beauty and as such both the Saved Policy and the relevant Policy in the Core Strategy needs to be given careful consideration. It is clear that there is a visual impact the proposal would have on the Area of Outstanding Natural Beauty with the creation of new buildings and associated infrastructure but this needs to be balanced with the need to provide housing as indicated in the Core Strategy within settlements such as Hurst Green. It is important that development should not undermine the inherent quality of a landscape and I consider that this proposal given the detailed scheme and location close to the settlement boundary would not detract significantly from the inherent quality of the Area of Outstanding Natural Beauty. The design of the dwellings and the scale and form and the element of openness within the site still safeguards the character of the local landscape.

Affordable Housing Issue

In considering the affordable element of the proposal it is important to have regard to Policies H19 and H21 of the Districtwide Local Plan and the Council's document entitled Addressing Housing Needs. The scheme is submitted with 30% of the site being offered as affordable units. The applicant has requested that some of the units be made available to teaching staff and ancillary staff at the college as first choice. The Council's Strategy Housing Working Group has indicated that they have no objection to this being part of any Section 106 Agreement. The application provides for a mixture of rental and shared ownership within the site and this has been agreed by the Council's Housing Officer.

Highway Safety

It is clear from the observations of the County Surveyor they have no objection in principle to the proposal on highway grounds. The proposed access point provides adequate visibility splay and the junction arrangement is to the Lancashire County Council's satisfaction. I note the concern expressed regarding the additional volume of traffic and possible problems in relation to school pick up and drop off but on the basis of the advice and the Lancashire County Council this does not be a significant issue. Subject to suitably imposed conditions there should be no objection on highway safety.

Public Open Space Provision

The site provides for informal landscape and open areas and I consider that given its relationship to the nearby recreational facilities it would be appropriate to ask for off-site contribution as well as the maintenance of the existing village green area. The contribution would be £25,000 and be part of the Section 106 Agreement.

Infrastructure Provision

Members will note that there have been no objections raised on grounds of infrastructure capacity and the applicant has submitted a Flood Risk Assessment in which there has been no objections from the Environment Agency.

In respect of education provision, Committee will note from, the previous comments that Lancashire County Council have requested a total contribution of £268,258 towards education requirements.

Nature, Conservation, Trees and Landscaping the Ecology

The applicant has submitted a detailed agricultural report as well as a landscape visual assessment report and the Council's Countryside Officer is satisfied that the proposal would not adversely affect the local landscape. It is advocated that a condition be imposed in relation to the protection of the Ash tree and that adequate root protection be given to ensure its stability. In overall terms the are no ecology issues that are affected by this development.

Layout, Scale and Visual Amenity

This proposal is a detailed application so that it is possible to have full regard to the visual impact of this development. As indicated previously it is within the Area of Outstanding Natural Beauty and therefore it is important to ensure that the development does not detract from the landscape and character of these areas. The NPPF gives significant weight to safeguarding such interests. However it is also essential to have regard to sustainability of the development and that a proposal of this size would no doubt help safeguard the facilities within the village but also generate significant traffic movements to and from the site.

In relation to design quality I am satisfied that the use of the topography as well as a range of materials and different designs that this scheme would not significantly detract the visual amenity of the area. Paragraph 115 of the NPPF states a great weight should be given to conserving landscaping and scenic beauty in national parks that boarders an Area of Outstanding Natural Beauty but it is also correct in that any application should also take into account the economic and social benefits of such a scheme.

To conclude I am satisfied that recognising there will be some impact on the Area of Outstanding Natural Beauty but given its location on the edge of the settlement and the high quality of design I am satisfied that having regard to all other issues this in itself should not be a good reason to resist the development.

Residential Amenity

I note the concern expressed in relation to possible overlooking caused by the proximity of some of the dwellings to existing dwellings but in this instance, I still consider there is adequate landscaping and distances to avoid any significant harm. I also note the concerns regarding the school that inadequacy in relation to proposed parking areas but this is compliant with the requirement of Lancashire County Council and although it may be less convenient than the existing space I am satisfied that this adequate compensates for the loss of the parking currently enjoyed and it would not significantly detract from the users of the parking spaces.

Demolition of Existing Buildings

The existing buildings that are to be demolished are agricultural and have no significant quality and would not detract from the built heritage.

Minerals Issue

It is clear that Lancashire County Council have reservations regarding the impact this proposal may have on the sterilisation of a mineral reserves and that they consider the applicant should provide further details and justify why a survey could not be carried out.

The applicant has indicated that appointment of a mineral adviser they consider the mineral reserves as unviable and winnable resources and that it has no potential for extraction now or in the future and their expert states:

"*When looking at the extent of the application area (the redline boundary) and its proximity to neighbouring residential property, we would immediately question whether mineral working would ever be viable on this parcel of land.*

In particular, it would be imprudent of a mineral operator to progress a planning application to work mineral within the area edged red without due regard or consideration to the amenity impacts imposed upon neighbouring residents. Indeed the requirement for an EIA to accompany any such application for mineral working would make such considerations obligatory rather than optional.

Typically, the potential impact of noise, dust, vibration, land instability etc associated with the excavation of minerals would sensibly require that a buffer is defined by the Planning Authority so as to impose limits on extraction.

Neither NPPF nor prevailing planning policy for the region specifically defines an appropriate buffer to protect amenity at neighbouring property, the adoption of a 100m buffer would not be considered unusual. In taking such steps, it can be demonstrated that a 100m radius buffer around residential properties fronting both the B6243 Whalley Road and the neighbouring properties at Warren Fold would effectively preclude mineral extraction across the entirety of the application area.

For this reason alone, it is considered that the broad allocation of 'Mineral Safeguarding Area' afforded to the application area is likely inappropriate when considering the site specific circumstances of the land in question. Effectively, his mineral has no value as a potentially winnable deposit".

Following further discussions with Lancashire County Council they still consider a survey needs to be undertaken to provide information on the mineral resource and that if a survey is not undertaken than the applicant has not provided enough information to your local planning authority to make a decision on whether the mineral resource should be sterilised or prior extraction should occur, and whether the proposal accords with national and emerging policy.

I note their continued request for a survey but as conditions need to meet the test of reasonableness I have requested a meeting with the LCC in relation to the mineral advice and will update Committee at the meeting.

Section 106 Agreement Content

A draft Section 106 Agreement has been submitted with the application in which reference is made to affordable housing, a payment of financial contribution to the Borough Council in respect of public open space provision and the payment of financial contribution to the County Council towards education provision. The draft Agreement considers the following which are referred to elsewhere in the report:

- mechanism to control the affordable housing element
- education contribution
- off site public open space contribution

Conclusion

The proposal although on the edge of a settlement and within the Area of Outstanding Natural Beauty, still represents a sustainable development that is appropriate to the scale of the village of Hirst Green. It will provide 30 dwellings both including 7 affordable units, without having any seriously detrimental effects upon visual amenity, amenity of nearby residents or highway safety. I recognise that there will be some visual harm but consider that the scheme as submitted is of high quality and would enhance the locality.

In relation to many of the objections relating to infrastructure issues it is evident the statutory consultees have no objection subject to the imposition of appropriate condition. It is clear that the two main issues relate to highway and visual impact.

In relation to highway, the County Surveyor is satisfied with both the access arrangement and the replacement parking arrangements. Notwithstanding this point it is essential that both the revised car park and dropping off points are implemented at an early stage.

Objections also refer to loss of light caused by the location of some plots in relation to existing dwellings. I recognise there will be come impact but do not think it causes sufficient harm to warrant a refusal on amenity grounds.

To conclude, on the basis of the policies contained in the Core Strategy and national guidance including the need to protect the AONB from inappropriate development I am satisfied that having regard to the layout, location and design that a positive recommendation is appropriate.

SUMMARY OF REASONS FOR APPROVAL

The proposal represents a sustainable development that would benefit the local rural economy whilst not having any significant detrimental effects on visual amenity, amenities of nearby residents or highway safety.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Community Services for approval of the legal agreement within a period of 6 months from the date of this decision and as outlined in the Section 106 Agreement sub-heading within the report and subject to the following conditions:

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

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

2. This permission shall be implemented in accordance with the proposal as detailed in the amended plan dated 5 December 2012 reference Y81:842.SK15 REVC and plans reference Y81:781.00 REVA in relation to all plot numbers and elevation drawings and plans LL02, LL03, LL04, LL05 in relation to landscape and boundary treatment.

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

3. No development shall begin until detailed plans indicating the proposed slab floor level and road level 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 – 2028 Regulation 22 Submission Draft in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

4. The new estate road/access between the site and B6243 Whalley Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site with the exception of the replacement school car park.

   REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

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

   REASON: In order to encourage renewable energy and to comply with Policies G1 of the Ribble Valley Districtwide Local Plan and Policy EM18 of the North West of England Regional Spatial Strategy to 2021 and Policies EN3, DME5 and DMG1 of the Core Strategy 2008-2028 Regulation 22 Submission Draft.

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

   REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for bird species of conservation concern and reduce the impact of development in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

7. Prior to commencement of any works, a detailed mitigation plan for species identified in the ecological survey and assessment dated October 2012 including measures for protecting breeding sites or resting places shall be submitted to and approved in writing by the local planning authority.

   The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecological and biodiversity of the site through appropriate landscape planting and long - term management. All details shall be implemented in accordance with an agreed specified timetable and thereafter shall be permanently maintained in accordance with the approved details.

   REASON: In order to reduce the impact of the development on biodiversity and safeguard the natural habitats of those species of conservation concern in accordance with Policies G1, ENV7 and ENV10 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 – 2028 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 under the requirements of condition 7 shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction] the details of which shall be agreed in writing, implemented in full, a tree protection monitoring schedule shall be agreed and tree protection measures inspected by the Local Planning Authority before any site works are begun.

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

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

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

   REASON: In order to ensure that any trees affected by development considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

   (i) the parking of vehicles of site operatives and visitors
   (ii) loading and unloading of plant and materials
   (iii) storage of plant and materials used in constructing the development
   (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

(v) wheel washing facilities
(vi) measures to control the emission of dust and dirt during construction
(vii) a scheme for recycling/disposing of waste resulting from construction works

REASON: In the interests of protecting residential amenity from noise and disturbance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

10. The dwellings shall achieve a minimum Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.
REASON: In order to encourage an energy efficient development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

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

12. Prior to commencement of any phase of the development, details of the surface water drainage and means of disposal from that phase based on the hierarchy outlined in building regulation 83 and sustainable drainage principles with evidence of an assessment of site conditions shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

13. Surface water must be drained separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul, combined or surface water sewage systems.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

14. Notwithstanding any indication on the approved plans, no development shall not be commenced unless and until a drainage strategy for disposal of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. Development should be completed and maintained and managed in accordance with the approved details.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

15. No development shall take place until a surface water drainage scheme for the site based on sustainable drainage principles and assessment of hydrological and hydro-geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off

generated up to and including the 1:100 year critical storm will not exceed the run-off from undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with approved details before the development is completed. Advice is also given regarding surface water run-off and suds management scheme.

REASON: To prevent the increased risk of flooding both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

16. No part of the development shall commence until a scheme for the construction of the site access has been submitted to, and approved by the Local Planning Authority in consultation with the Highway Authority.

    REASON: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway works are acceptable before work commences on site and comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

17. There shall not at any time in connection with the development be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centreline of the proposed access road from the nearer edge of the carriageway of the B6243 Whalley Road to points measured 70m in each direction along the nearer edge of the carriageway of the B66243 Whalley Road, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority.

    REASON: To ensure adequate visibility at the site access and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

18. The proposed access road shall be constructed to a minimum width of 5.5m with continuous 2m wide footway provision on both sides from the B6243 Whalley Road into the site for a minimum length of 10m.

    REASON: To enable vehicles and pedestrians to enter and leave the site in a safe manner and comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

19. Notwithstanding the submitted details no development approved by this permission shall be commenced until design details and specifications of the internal streetscape and its associated lighting, street furniture, walls and fences has been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with approved details.

    REASON: In the interests of the visual amenities of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

20. The approved landscaping scheme submitted with this application shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those original 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 Regulation 22 Submission Draft.

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order amended, revoking or re-enacting that Order) any future extensions, external alterations to the dwelling formed as a result of the barn conversion including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

    REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

22. The proposed car parking area and lay-by area shown on the plan shall be implemented to the satisfaction of the Local Planning Authority and carried out prior to commencement of development elsewhere on site unless agreed in writing by the Local Planning Authority. A phasing plan including timescale for the car park and lay-by shall be submitted to and approved in writing by the Local Planning Authority. The car park and lay-by shall thereafter be retained in perpetuity.

    REASON: In the interests of highway safety and to comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG2 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

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

    REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

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

REASON: In the interests of residential and visual amenity and to ensure that appropriate provision is made for public open space in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMB4 of the Core Strategy 2008 – 2028 Regulation 22 Submission Draft.

NOTE(S):

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

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

3. The granting of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping up or diversion of a right of way should be the subject of an Order under the appropriate Act.

INFORMATION

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:

APPLICATIONS APPROVED

Plan No	**Proposal**	**Location**
3/2012/0953/P	Car park crossing point, alteration of public right of way, modification of air intake duct, installation of trolley shelter, installation of extract duct (Re-submission of 3/2012/0607P)	E. H. Booth & Co Berry Lane Longridge
3/2012/0981/P	Change of use of land to facilitate the sale of motor vehicles, touring caravans and trailer tents	Deer Park Garage Gisburn Road Gisburn
3/2012/1008/P	Proposed demolition of outbuilding to make way for office building and car parking including improvements to entrance and provision of passing place on farm track	Hill Top Farm Forty Acre Lane Longridge
3/2012/1010/P	Proposed erection of three detached dwellings, each with work from home office space, vehicular and pedestrian access alterations to existing entrance and associated external driveway and landscaping works	land adjacent to 55 Pendle Road Clitheroe
3/2012/1064/P	Application for a 'V' stack advertisement hoarding in relation to Calderstones Vale development site. Advertisement to measure 1.5m x 3.5m on 2.5m legs to rise above existing hedge at land at corner	Mitton Road & Pendle Drive Whalley
3/2012/1086/P	Proposed erection of a two storey three bedroom dwelling adjacent to the existing cottages recently erected	Smithy Row 7 Smithy Row, Hurst Green
3/2012/1095/P	Creation of a new single storey dwelling to rear following demolition of remains of derelict barn	4 Stanley Street and Sharples Court Longridge
3/2012/1104/P	Proposed Summer House	Cherry Tree Cottage Clitheroe Road, Waddington
3/2012/1107/P	Application for the renewal of planning permission 3/2009/0792/P for a two bedroom dwelling with integral garage	Stonyhurst View Brockhall Village
3/2012/1116/P	Change of use from residential dwelling (Class C3) to offices (B1 Business)	33 Salthill Road Clitheroe
3/2013/0008/P	Application for the discharge of conditions 4 (protected species mitigation) and 5 (building dependant protected species sites) in respect of planning application 3/2012/0833/P relating	Vale House Close Manor Road Whalley

Plan No	Proposal	Location
3/2013/0010/P	Extension at first floor level to existing single storey building and extension at ground floor level to form garden room	Newlands Back Lane Chipping
3/2013/0011/P	Proposed first floor side extension	35 Whalley Road, Wilpshire
3/2013/0016/P	Application for the modification of a S106 agreement relating to application 3/2004/1184/P	Green End, Sawley Road Grindleton
3/2013/0017/P	Proposed change of use from dwelling to office at ground floor with one bedroom flat above and alterations to roof of single storey element	144 Woone Lane Clitheroe
3/2013/0022/P	Proposed single storey extension to the rear	Kingfisher Cottage Whalley Road, Sabden
3/2013/0025/P & 3/2013/0026/P	Installation of new signage to the exterior of the building	Assheton Arms Hotel Downham
3/2013/0028/P	Application for the discharge of condition No 4 (site access and off site highway improvements), condition No 12 (phase 2 ground investigation), condition No 14 (tree protection measures) and partial discharge of condition No 3 (wall materials) of planning permission 3/2012/0219/P	Altham Pumping Station Burnley Road Altham
3/2013/0030/P	Proposed single storey extension to side (west) elevation forming garage and utility room; two storey extension to front (north) elevation forming home cinema and playroom with attached single storey oak framed car port, oak framed tiled canopy to the front (north) elevation, oak framed tiled canopy to rear (south) elevation with infill balustrading and timber decking and formation of two window openings to the side (east) elevation	Beechwood 2 Hammond Drive Read
3/2013/0031/P	Demolish and replace existing single storey rear extension	83 Mersey Street Longridge
3/2013/0039/P	Advertisement Consent for 1 x Illuminated Fascia Sign and 1 x Illuminated Hanging sign	Lloyds Pharmacy 40 Berry Lane, Longridge
3/2013/0040/P	Construction of a single storey garden room and detached garage (single) within garden area	1-2 Ladycroft Cottage Holden
3/2013/0044/P	Change of use of store/garage building to residential annex with retention of one garage space	Riverside Barn Garage Sawley Road Sawley
3/2013/0045/P	Demolition of existing agricultural buildings to make way for proposed indoor leisure complex incorporating swimming pool, sauna, steam room and Jacuzzi, with café and display shop	Todber Holiday Park Burnley Road Gisburn

Plan No	Proposal	Location
3/2013/0048/P	Proposed extension to side (north west) and rear (south west) elevations to form Garage, Utility Area and Garden Room, infilling (glazed and brickwork) of open porch on front (north east) elevation and alterations to existing drive to form 2 no car parking spaces	2 Butts Grove Clitheroe
3/2013/0049/P	Proposed orangery to rear	22 Asturian Gate Ribchester
3/2013/0053/P	Single Storey rear extension	61 St Marys Drive Langho
3/2013/0058/P	Proposed erection of fencing to section on north boundary adjacent	Well Terrace at The Sixth Form Centre York Street, Clitheroe
3/2013/0061/P	Proposed single storey extensions to dwellings (north east and south west elevations)m alterations to lean-to roof forming entrance canopy (north east elevation), formation of new window opening (north west elevation) and formation of new door/window opening (south west elevation)	31 Mellor Brow Mellor
3/2013/0065/P	Application to vary Condition no. 15 of planning application 3/2012/0745/P	Brown Leaves Hotel Longsight Road Clayton-Le-Dale
3/2013/0076/P	Application for a non material amendment to increase the size of the extension	150 Whalley Road Langho

APPLICATIONS REFUSED

Plan No	Proposal	Location	Reasons for Refusal
3/2012/1048/P	Conversion of two traditional farm buildings into two full open market dwellings and the demolition and rebuilding of an existing farmhouse	Sheepfold Farm Balderstone Hall Lane Balderstone	DWLP Policies G1, ENV3. ENV7, H15 and H17, Submission Draft Core Strategy Policies DMG1, DME2, DME3 and DMH4, Sections 11 and 12 of the NPPF – Detrimental impact on original character of traditional building and visual amenity of the open countryside, highway safety and species protection.
3/2012/1058/P	Outline application for separate dwelling within the curtilage	Higherfield Osbaldeston Lane Osbaldeston	NPPF, Policies G1, G5, H2, DMG1, DMG2, DMH1 and DMH3 – inappropriate and

Cont/

Plan No	Proposal	Location	Reasons for Refusal
Cont…			unsustainable development due to the isolated location of the site.
3/2012/1079/P	2 No signs internally illuminated (retrospective) at Greens Solicitors	79 King Street Whalley	Districtwide Local Plan Policies G1, ENV16 and Whalley Conservation Area Appraisal, Submission Draft Core Strategy Policies DMG1 and DME4, NPPF – Sections 7 and 12 – harmful impact on the host building and the street scene spoiling the historic character and appearance of the Conservation Area.
3/2012/1094/P	Internal alterations including upgrading of existing attic room to create habitable rooms with insertion of 3 No conservation roof lights. Alterations to ancillary adjoining store building to create new kitchen	Higher Lickhurst Fm Leagram Chipping	Harmful impact upon the character (including setting) and significance of the listed building - - attic floor historic fabric, first floor room plan form and incongruous, conspicuous and visually intrusive roof lights and French-doors. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2012/1115/P	Proposed works to the rear boundary wall, including timber fence	2 Hippings Way Clitheroe	The proposed development is contrary to Policies G1 and H12 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH5 of the emerging Core Strategy.
3/2013/0012/P	Restoration works to existing outbuilding to prevent building falling into further disrepair	Rockhouse Town End Slaidburn	Harmful impact upon character and significance of listed building because of alteration/ loss of
Cont/			

Plan No	Proposal	Location	Reasons for Refusal
Cont…			important historic fabric. Planning (Listed Buildings and Conservation Areas) Act 1990.
3/2013/0027/P	Proposed alteration to windows on west elevation of existing dwelling, conversion of attached garage/utility to entrance hall/utility, new windows to north elevation of attached garage, replacement of existing garage door with oak framed entrance and additional velux windows	Green Banks Barn Moorside Lane Wiswell	DWLP – G1, ENV16, H17 & Submission Draft C.S DMG1, DME4 and DMH4 – detrimental to character and appearance of the barn conversion and Wiswell Conservation Area.
3/2013/0041/P	Erection of new gated fence across walkway	St Michael & St John's Social Centre and Parish Hall Lowergate Clitheroe	DWLP – ENV20, SDCS – DME4 and Para. 132 of NPPF - The proposed treatment to the important historic fabric to which the gates would be attached has not been shown nor clearly and convincingly justified and has an unduly harmful impact upon the character and significance of the listed buildings. DWLP – G1, ENV16, ENV19, ENV20, Core Strategy S.D – DMG1 and DME4 and Section 12 of NPPF - conspicuous and incongruous addition and would result in the unsympathetic enclosure of the historic and important open space between the two listed buildings.

Plan No	Proposal	Location	Reasons for Refusal
3/2013/0062/P	Replacement of two existing wood panel garages with a new build brick and block garage. Part retrospective application for the installation of a flue outlet to rear slope on the existing garage	3 Larkhill Cottages Old Langho	Contrary to Policy G1 of DWLP and Policy DMG1 of RVCS.
3/2013/0073/P	Alteration and extension to existing dormer bungalow	138 Ribchester Rd Clayton-le-Dale	Districtwide Local Plan Policies G1, H10, SPG Extensions and Alterations to Dwellings. Submission Draft Core Strategy Policies DMG1 and DMH5 and Section 7 of the NPPF. It would result in a dominant and incongruous addition to the detriment of visual amenity.

AGRICULTURAL NOTIFICATIONS WHERE PLANNING CONSENT WILL **NOT** BE NECESSARY

Plan No	Proposal	Location
3/2013/0114N	Proposed construction of a 25m section of new forest access track that is required to create a turning area for the timber wagons within the woodland, to allow extraction of felled timber, Wagons are only able to access the woodland from one direction due to the local road networks.	Cowley Brook Woodland Roman Road Knowle Green
3/2013/0116N	Replace an existing machinery building	Blackshaw Farm Jacksons Bank Road Balderstone
3/2013/0117N	Portal steel frame storage building	Hawkshaw Farm Longsight Road Clayton-Le-Dale

APPLICATIONS WITHDRAWN

Plan No	Proposal	Location
3/2012/0861/P	Outline application for residential development	Land off Milton Avenue Clitheroe
3/2012/1013/P	7 non illuminated car park disclaimer directional and information signs	BHI Gisburn Park Hospital Gisburn Park Estate Gisburn

Plan No	Proposal	Location
3/2012/1024/P	Demolition of car port and erection of dwelling to provide manager's accommodation for the caravan park/parm and associated office and reception facilities in connection with the caravan park	Hacking Caravan Park Potterford Farm Elker Lane Billington
3/2012/1042/P	Change of use from vacancy shop premises and dwelling to form 2 apartments	2 Walker Street Clitheroe
3/2012/1106/P	Single storey annex ancillary to the main dwelling	Reed Deep Whalley Road, Hurst Green
3/2013/0098/P	Single storey extension of utility space and including removal of new facing roof slope and door	6 Church Raike Chipping

SECTION 106 APPLICATIONS

Plan No	Location	Date to Committee	Number of Dwellings	Progress
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 Miller Homes
3/2012/0497	Strawberry Fields Main Street, Gisburn	11/10/12	21	With Agent
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
3/2012/0179	Land at Accrington Road Whalley	6/12/12	77	With Planning
3/2012/0738	Dale View Billington	6/12/12	10	With Planning
3/2012/0785	Clitheroe Hospital Chatburn Road, Clitheroe	6/12/12	57	With Agent
Non Housing				
3/2011/0649P	Calder Vale Park Simonstone	15/3/12		Subject to departure procedures Lancashire County Council to draft Section 106
Non Housing				
3/2012/0455	Shireburn Caravan Park Edisford Road Waddington	7/8/12		Decision 11/2/13

Plan No	Location	Date to Committee	Time from First Going to Committee to Decision	Number of Dwellings	Progress
3/2012/0623	Land at 23-25 Old Row, Barrow	8/11/12	16	23	27/2/13

APPEALS UPDATE

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
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	Public notified
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	_	Appeal Dismissed 12/2/13
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 Inspector appointed. Site visit 4/3/13

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
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 Appellant's final comments received 26/2/13
3/2012/0477 D	06/12/12	Heywood Butchers The Abattoir Clerk Hill Road Whalley	WR	-	Statement sent 16/01/13 Appellant's final comments received 15/2/13
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 sent 15/2/13
3/2012/0630 Undetermined	22/01/13	land SW of Barrow and W of Whalley Road Barrow	Inquiry	4/6/13	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 Statement due 06/03/13

Application No:	Date Received:	Applicant/Proposal/Site:	Type of Appeal:	Date of Inquiry/Hearing:	Progress:
3/2012/0723 R	25/01/13	site of former stable Trapp Lane Simonstone	WR		Notification letter sent 01/02/13 Questionnaire sent 06/02/13 Statement due 07/03/13
3/2012/0526 R	01/02/13	Laneside Farm Pendleton	WR		Notification letter sent 11/02/13 Questionnaire sent 11/02/13 Statement due 15/03/13
3/2012/0089 R	Awaiting start date appellant's documents received 31/01/13	Lanshaw Barn Woodhouse Lane Slaidburn			Notification letter sent 26/2/13 Questionnaire due 01/03/13 Statement due 29/03/13
3/2012/0402 R	Awaiting start date appellant's documents received 24/01/13	Mason House Farm Clitheroe Road Bashall Eaves			Notification letter sent 25/02/13 Questionnaire sent 25/02/13 Statement due 01/04/13
3/2012/0862 R	Awaiting start date appellant's documents received 21/01/13	Fell View Barnacre Road Longridge			Questionnaire and notification sent 22/2/13 Statement due 27/03/13
3/2012/0327 O	27/2/13	Land east of Clitheroe Road Lawsonsteads Whalley	WR/Cost		Allowed

LEGEND

D – Delegated decision
C – Committee decision
O – Overturn

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON WEDNESDAY 30 JANUARY 2013

PRESENT:	Cllr R Sherras (Chairman)	Marshal Scott
	Cllr S Bibby	John Heap
	Cllr G Mirfin	Colin Hirst
	Cllr Thompson	John Macholc
	Cllr Knox	Olwen Heap

APOLOGIES

Apologies for absence were submitted on behalf of Cllr Rogerson, and Jane Pearson.

MINUTES OF LAST MEETING

These were circulated and approved as a correct record.

NLP had been in touch with Colin to inform him that the Census migration figures would not be available until mid March for the Headroom refresh. They would keep Colin informed of any delays.

Marshal gave the group an update on the report that had been presented to P & F. They had agreed

- A permanent full time appointment of Senior Planner for the Core Strategy
- Upto £100k extra to cover costs of the refresh
- The bringing forward of software module for NLPG
- A temporary Senior Planner – appeals
- Upto £100k planning appeals reserve

CURRENT PROGRAMME

Colin circulated a new programme that included columns for 'Commissioned work £' and 'Estimates for works yet to be commissioned'.

He gave the group an update on progress made since the last meeting.

PAS would be providing a number of additional days of support. Colin was due to meet Drummond-Hey to discuss the SHMA and would take the opportunity to discuss Viability with them.

Colin would speak to PAS about the general scope of 'Services/Facilities/Local Economy'. It was likely that areas of work could be built into other commissions; although an external 'retail' study would still be required.

Colin had been feeding into the PAS tool our Headline Tasks and Milestones that enabled him to be able to identify 'pinch-points' and peaks. It was imperative that the programme of work be kept running smoothly and to schedule as there was not much room for leeway. Any slip in the timetable would have a knock-on effect. This also meant keeping the consultants to timescale.

There will also be the need to schedule an additional P & D committee into the cycle to deal with any issues that need committee approval; particularly around the time when 'finished' tasks were being assessed – April. Advice from the Inspector may need to be sought if a change in major policy becomes apparent.

Issues regarding keeping both councillors and members of the public aware of progress also need to be addressed.

As soon as 'new' evidence is reported to P & D committee and used as a background paper this also becomes public information and of interest to developers or challengers to the CS. The working group will already have had the opportunity to look at the renewed evidence before presentation to committee.

CH ACTION : Colin would circulate the spreadsheet once it was completed.

There will be an agenda item on how to disseminate / communicate information at a future meeting.

SHLAA

Colin reported on the progress made with the SHLAA and outlined the next steps that would be taken. This included a 'call for new sites' that would go out next week on the Council's website. Any new sites would then need to be completely assessed against the SHLAA model.

The main issue was that of viability – it was felt that this piece of work should be done externally. However a methodology needed to be decided upon first eg inclusion of consideration of minerals; following recent experience with planning applications.

EMPLOYMENT LAND REVIEW

Colin had received 3 quotes for this work. The cheapest was from BE Group for £19,885 who had carried out the work for us previously.

CH ACTION : The group agreed that Colin should commission BE Group to carry out the ELR subject to the procurement rules or the outcome of an Emergency Committee meeting, if one was necessary.

RESOURCE IMPLICATIONS

Colin made reference to the additional permanent post approved by P & F. He also reported that Diane C was working extra days on the CS; Rachael/John B were working on the Housing Needs Surveys; Craig was working on economic elements and Sharon O'N and Dave H were also helping out. He acknowledged that this would have a knock-on effect on 'normal' work.

John remarked that close scrutiny was imperative as one extra cost could skew the figures or Colin's input into appeal hearings work would also have an impact – particularly on time frames and the ability to deliver the project.

NEXT MEETING

The next meeting is scheduled for **Wednesday 6 February 2013 @ 2.30pm** but may be cancelled if not required.

MINUTES OF THE CORE STRATEGY WORKING GROUP HELD ON WEDNESDAY 13 FEBRUARY 2013

PRESENT: Cllr R Sherras (Chairman) Marshal Scott
Cllr Thompson Colin Hirst
John Macholc
Olwen Heap

APOLOGIES

Apologies for absence were submitted on behalf of Cllrs Bibby and Knox. Marshal informed the Chairman that in future only one representative of CMT would attend.

MINUTES OF LAST MEETING

The minutes of the meeting held on 30 January were circulated and approved as a correct record.

CURRENT PROGRAMME

Colin circulated an updated programme for information. New additions to the programme were highlighted in bold. He had also added a section specifically on 'Risks and Issues'. He gave the group a brief update on progress made since the last meeting.

Colin gave the group a demonstration of the PAS Programme Management Tool that would be used to allocate 'man days' over the plan review period. This would be used as a guide that would allow movement and the best use of resources, as well as identifying problem areas. Eg Viability – this would need to be an external commission once the sites have been identified as there is not enough time to complete it in-house.

Colin would need some administrative support in filling the tool in quickly and accurately to make best use of it.

CH ACTION : Colin would aim to complete the spreadsheet by the next meeting on 27 February 2013.

(There will be an agenda item on how to disseminate / communicate information at a future meeting.)

EMPLOYMENT LAND REVIEW

This work had now been commissioned to the BE group. Colin had held an inception meeting and a business survey would be going out this week. The commission would also carry out some Local Facilities work that will include wider employment issues. The piece of work could also be extended to include NPPF requirements that should satisfy the request of the Inspector. One issue that had arisen was that of supplying GIS data – this was being investigated by TL and the IT department to help resolve in the first instance.

There may, however, still be a need to do some retail work in-house – Craig is leading on this.

PAS

PAS were providing some additional days of general support as an overview / sounding board. It had been agreed that w/c 11 March they would start work on a Plan Review.

NEXT MEETING

The next meeting is scheduled for **Wednesday 27 February 2013 @ 2.30pm.**